



53 Doggett Road
Cambridge, CB1 9LF

Guide price £525,000



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- Tucked away in a friendly cul-de-sac
- 3 bed, 1.5 bath, 2 recep
- Landscaped west-facing garden
- Driveway parking for up to 3 vehicles

A well cared for home of 1120 sqft / 104 sqm, with a converted garage, ample driveway parking & a landscaped rear garden, close to Arm (1 mile), Addenbrooke's (2 miles) & available with no chain.

This detached house was built in 1981 & enjoys a peaceful position at the end of an established cul-de-sac, a short walk from the local school & Cherry Hinton's High Street. The area has a strong community feel & the house has served as a family home for over 7 years.

The accommodation briefly comprises an entrance hall with space for coats & footwear, stairs to first-floor & access to a cloakroom W.C. The living/dining room has a bay-window & a door opening to a lean-to conservatory. The kitchen has been fitted with a modern range of units & is finished with solid oak worktops. There are various freestanding appliances, all of which are included within the sale. A rear lobby leads to the garden & the garage which has been converted into an additional reception room, offering versatility to suit individual purchasers needs.

Upstairs are 3 bedrooms, 2 are comfortable doubles. The shower





room has his-&-hers wash hand basins, is complemented by attractive tiling & a heated towel rail.

Outside is a large driveway & shingled area. The rear garden has a paved terrace, well suited to alfresco dining & a useful storage shed, the whole is enclosed by fencing.

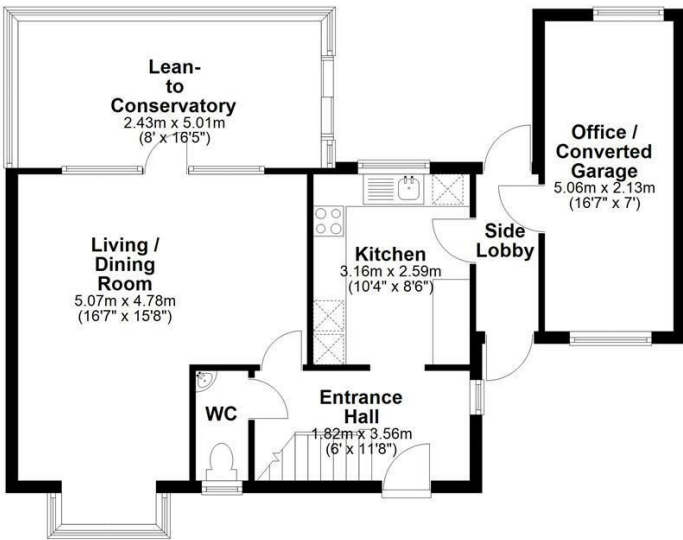
Cherry Hinton is a thriving, sought-after south-east city suburb. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities. There is also a major Tesco supermarket off Yarrow Road. There are 2 primary schools which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's, Cambridge Railway Station & the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.



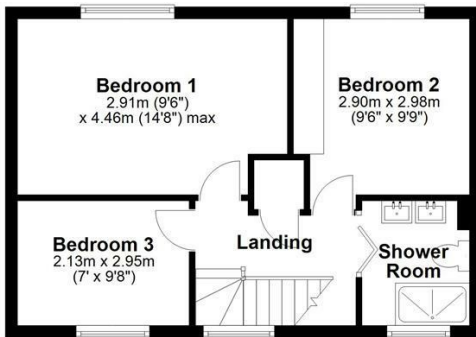
Ground Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



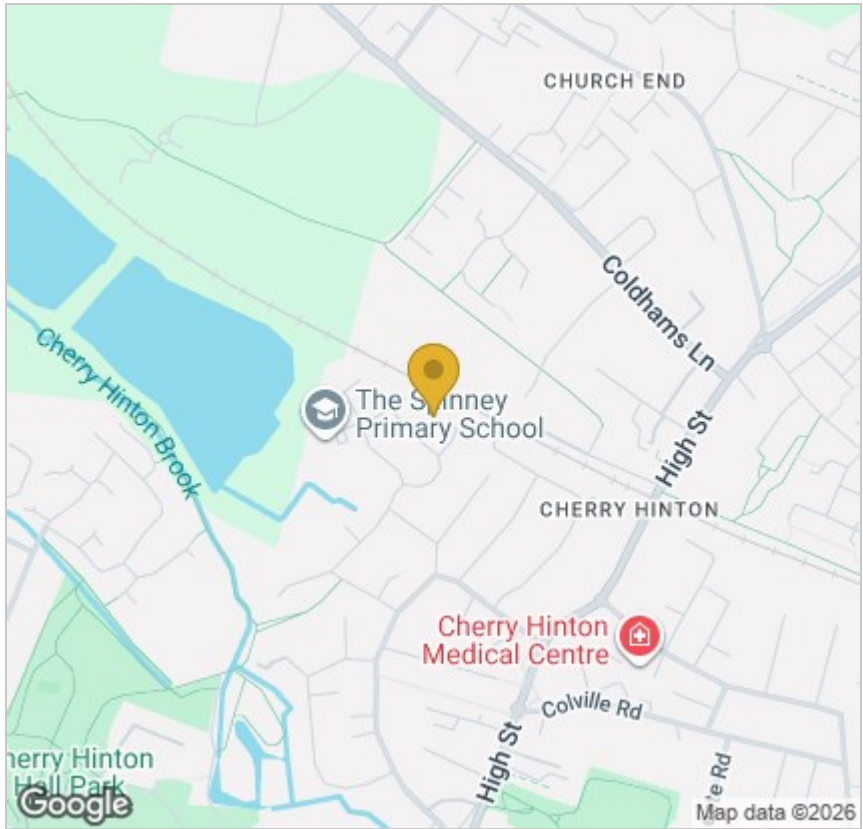
First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)

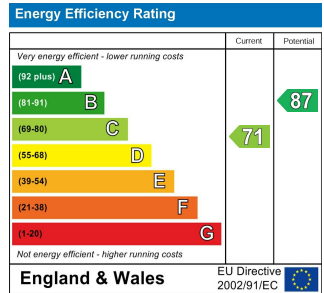


Total area: approx. 104.0 sq. metres (1119.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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