



35 St. Bedes Gardens
Cambridge, CB1 3UF

Guide price £300,000

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- Driveway parking
- Close to Addenbrooke's and ARM
- No onward chain
- South-facing garden

A well-presented home with driveway parking and a south-facing garden backing onto allotments, situated in a pleasant cul-de-sac in CB1 and available with the benefit of no chain.

This 1-bedroom freehold house is well suited to first-time/investment buyers alike and has served as a superb starter home for over 8 years. The combi-boiler was added in 2023, and all appliances come with the house, including a brand new washing machine. The owner has also added a neat pantry just off from the main kitchen area.

An entrance porch provides space for coats/footwear and opens into the living/dining room which has a bay-window and stairs to the first-floor. The kitchen has been fitted with a matching range of units and has a door to a south-facing garden room.

Upstairs is a double bedroom and a bathroom which has been fitted with a modern white suite. The loft is partially boarded and a window above the stairwell provides additional light to the first-floor.

Outside, there is driveway parking and a small open-plan front





garden. The rear garden benefits from southerly aspects and views over the allotments, has been decked and paved for ease of maintenance. There is a secure gate leading back to the front of the house.

St Bede's Gardens is a small cul-de-sac located off Cherry Hinton Road. It is exceptionally well located for access into Addenbrooke's campus & Arm Headquarters.

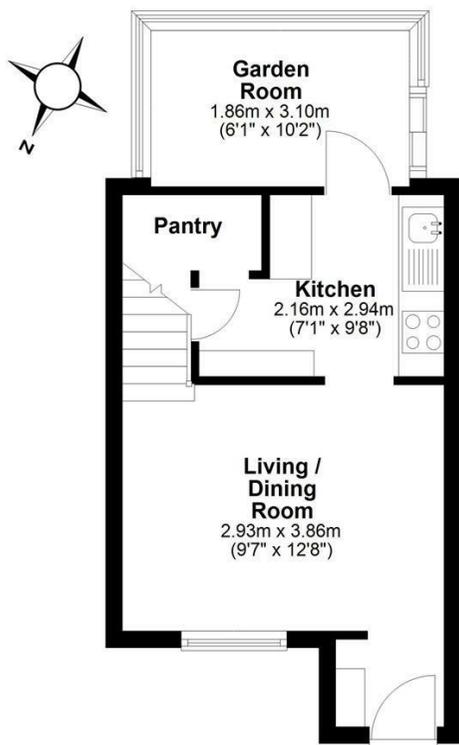
There is also excellent access to Cambridge railway station, less than a 10 minute drive or cycle ride away. There are various amenities nearby including a grocery store, petrol station, doctor's surgery, chemist, newsagents and Balzano's deli.

Cherry Hinton Hall Park is only a few minutes' walk and offers a playground, paddling pool & a duck pond.



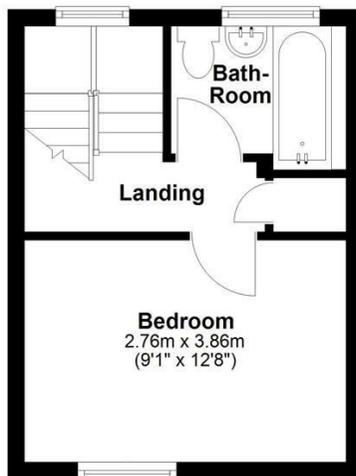
Ground Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



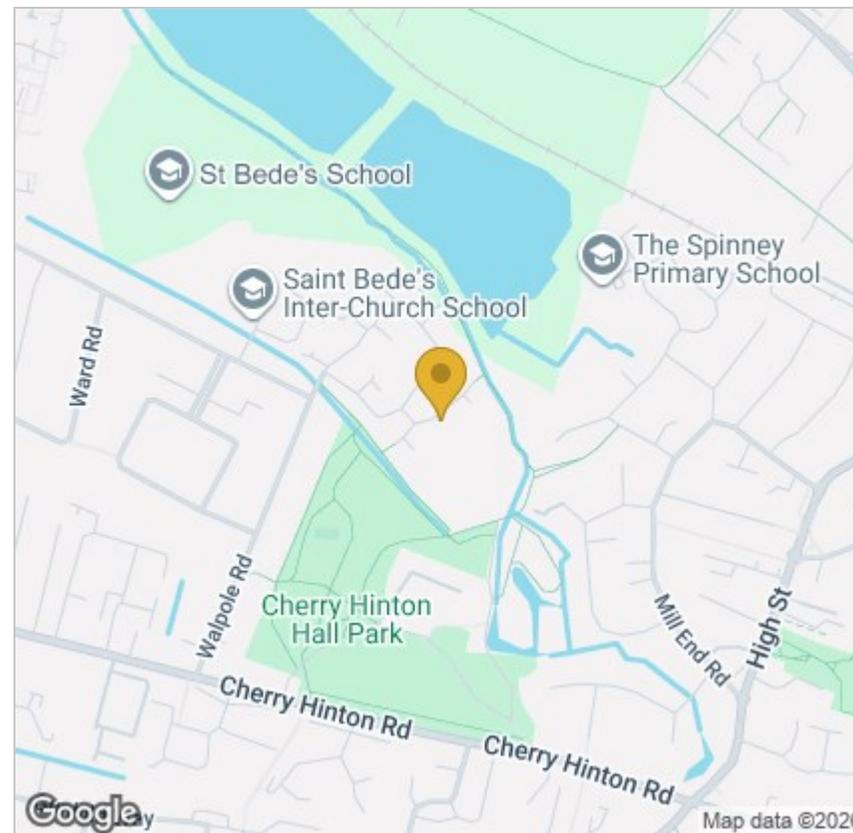
First Floor

Approx. 20.7 sq. metres (222.6 sq. feet)

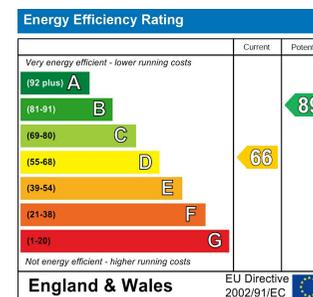


Total area: approx. 48.3 sq. metres (519.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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