GRAY TOYNBEE



87 Bridewell Road

Cherry Hinton, CB1 9EN

Guide price £475,000

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87 Bridewell Road

Cherry Hinton, CB1 9EN

- No onward chain
- Quiet, near central village location
- House and Annexe
- Close to ARM and Addenbrooke's
- Extended 1950s house
- Large driveway

An extended home of 1777 sqft / 165 sqm, including an updated Annexe, enjoying a quiet, near central location, a short walk from Cherry Hinton's High Street, for sale with no onward chain.

This end-of-terraced house was built in 1953 and was extended in the 1980s. The property has been generally well cared for though would benefit from sympathetic updating and reconfiguration in areas.

An entrance hall has access to a cloakroom W.C, stairs leading to first floor and an archway to a kitchen / breakfast room with space and plumbing for various appliances. The generous living / dining room benefits from a dual aspect and has a feature electric fireplace. A sliding door from the dining area opens onto a double glazed conservatory with central heating and door to the rear garden.

Upstairs are three bedrooms, a bathroom and a separate shower room. The landing provides access to a boarded loft with a pull-down ladder.















Outside the property is set back down a large driveway with parking for several vehicles. The detached annex offers versatility to suit individual purchaser's needs, comprising a kitchen, living space, additional bathroom & a shower room. The garden has a summer house, storage shed, lawned garden, paved terrace and decking area.

Cherry Hinton is a sought-after village, conveniently situated within the City boundary and incredibly well served by a High Street with a range of shops, pubs, restaurants and takeaways, plus sport & leisure facilities. There are two primary schools which feed into Netherhall secondary school.

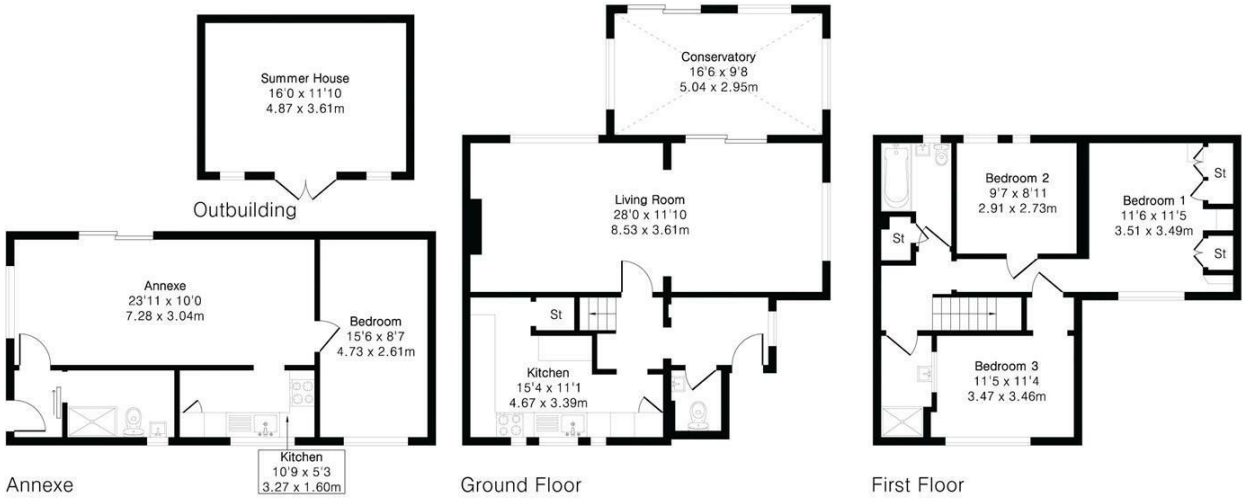
The area is popular thanks to its easy access to Addenbrooke's, Cambridge Station (2 miles) and the City Centre. Cherry Hinton has excellent bus links and cycle paths into Cambridge, and is also a short distance from the A14/A11 road networks.





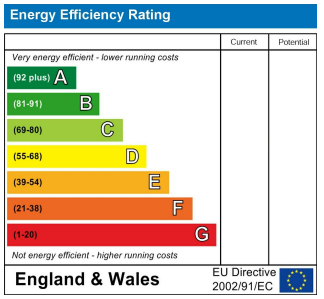
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Approximate Gross Internal Area 1777 sq ft - 165 sq m
(Excluding Outbuilding)
Ground Floor Area 752 sq ft – 70 sq m
First Floor Area 508 sq ft – 47 sq m
Annexe Area 517 sq ft – 48 sq m
Outbuilding Area 189 sq ft – 18 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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