



322 Cherry Hinton Road  
Cambridge, CB1 7AU

Guide price £675,000



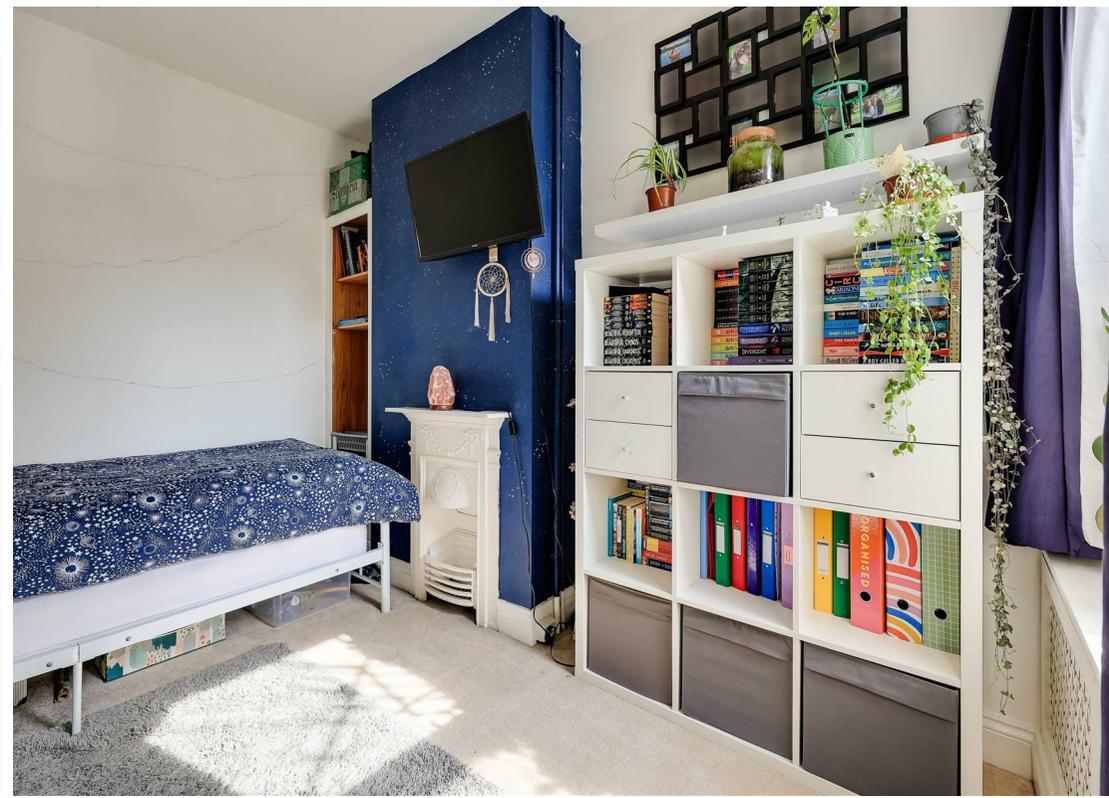


a paved terrace, well suited to alfresco dining during the warmer months. A gate to the rear leads to a large driveway measuring 17.3m x 4.33m, accessed via Mowbray Road.

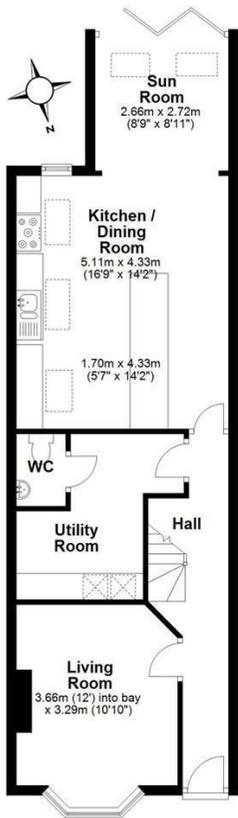
Cherry Hinton Road is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the City Centre.

The green spaces of Coldham's Common, Coleridge recreation and Cherry Hinton Hall Park offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents and Balzano's deli.

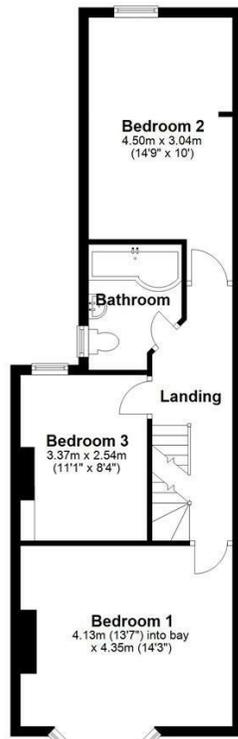
The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space and parking that often come with being right in the very centre.



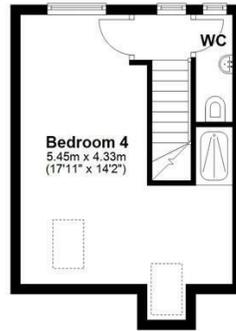
**Ground Floor**  
Approx. 65.7 sq. metres (706.7 sq. feet)



**First Floor**  
Approx. 51.4 sq. metres (553.5 sq. feet)

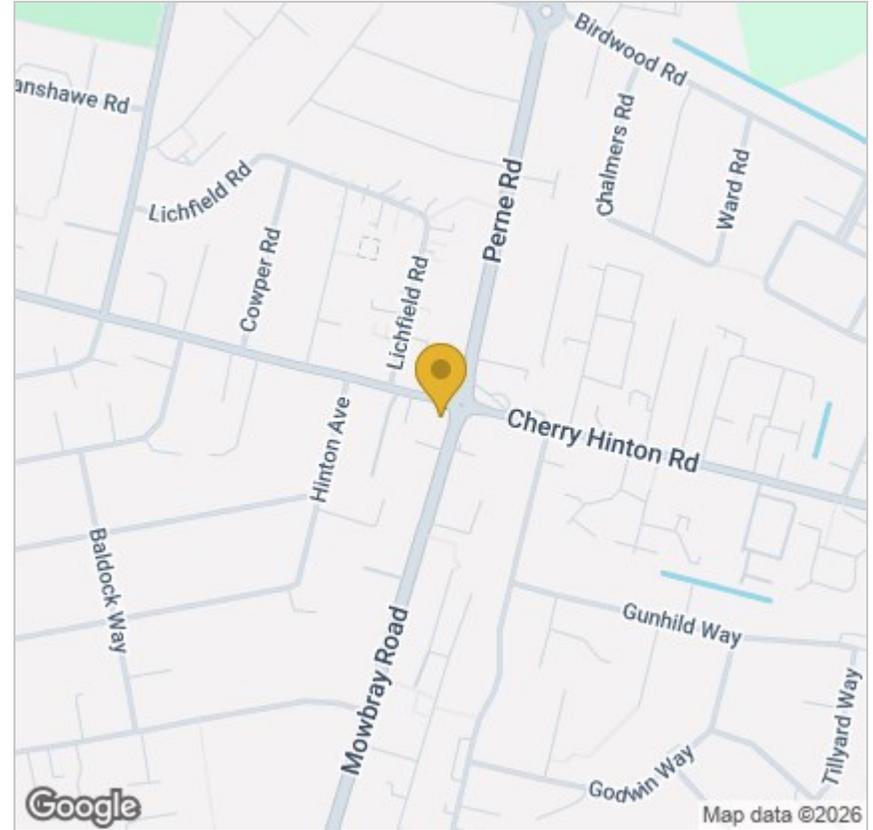


**Second Floor**  
Approx. 24.1 sq. metres (259.9 sq. feet)

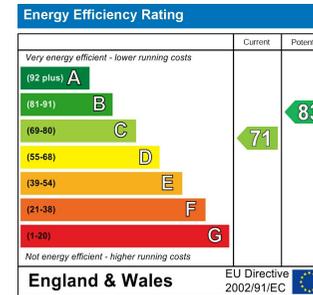


Total area: approx. 141.2 sq. metres (1520.1 sq. feet)

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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