



29 Beales Way  
Cambridge, CB4 2PW

Guide price £375,000



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- Good size family home
- Lovely garden
- EPC rating C
- No chain
- Positive Input Ventilation

A refurbished 3-bedroom family house with a good-sized garden situated in a lovely, traffic-free, position.

This well-proportioned family home is 843 sq. ft, and offers excellent, well-laid-out accommodation that includes a lovely light living room with a large window overlooking the front garden and wood effect flooring. The kitchen/dining room is open-plan and spans the rear of the house. There are double doors opening to the rear garden, and the kitchen area includes an induction hob, extractor and double oven. There is also a useful understairs storage cupboard.

Upstairs, there are three good-sized bedrooms, two are large doubles, the family bathroom has been refitted, has attractive wall and floor tiling, a p-shaped bath with a shower above, a vanity basin and WC.

The house has double glazing and



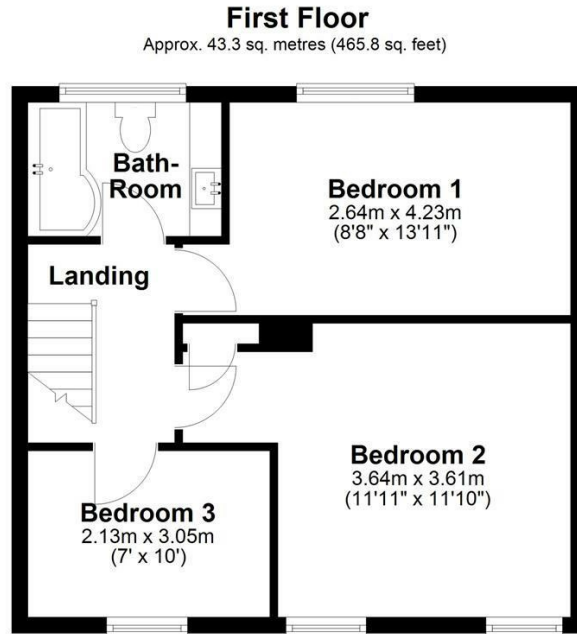
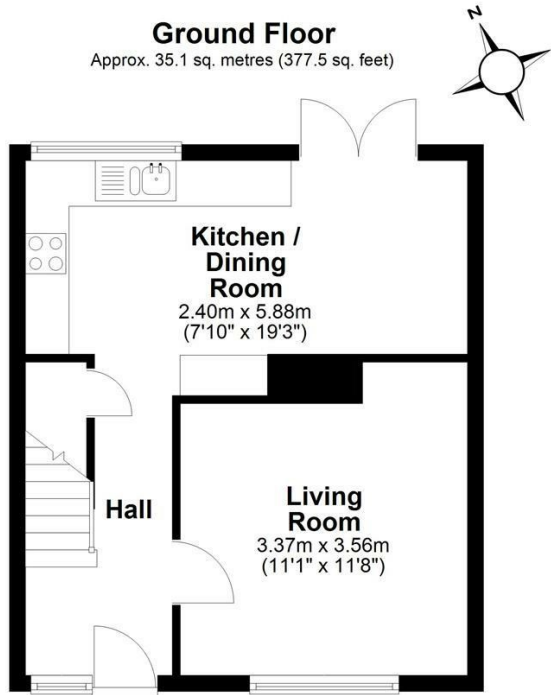


gas central heating. The property also benefits from Positive Input Ventilation which is a low energy ventilation system that supplies fresh, filtered air into a property.

Outside, at the front, there is a good-sized garden enclosed by fencing. Side access leads to the rear garden, which is also a good size. It is mainly lawn, enclosed and has a brick storage shed.

What3words: ///digits.rail.groups



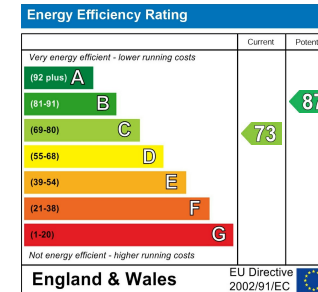


Total area: approx. 78.3 sq. metres (843.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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