

GRAY
TOYNBEE



30 Crathern Way
Cambridge, CB4 2LZ

Guide price £350,000



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- No onward chain
- Fully refurbished
- Spacious bedrooms
- Front extension

A two bedroom end terrace house, comprising approximately 830 sqft and recently refurbished throughout, positioned in an excellent location for transport into the City Centre and close to both the Science Park and Business Park.

Beside the entrance is a versatile room that has previously been used as a third bedroom, though it would also work well as a study, office or flexible space depending on a buyer's needs.

The kitchen is an enclosed and practical room with an integrated hob and oven, a tiled splashback, generous storage and a window overlooking the front that brings in plenty of natural light.

The open plan living and dining area forms the central hub of the home. A large window looks onto the garden, creating a bright setting with space for





both living and dining furniture arranged in a variety of layouts.

Useful storage sits beneath the staircase and upstairs, there is a sizeable landing area. Both bedrooms are good double rooms, almost identical in size, each overlooking the rear of the property and offering a peaceful aspect.

The family bathroom is modern in design and includes a rainfall style shower with a traditional attachment, a long bath, WC, basin and vanity unit.

Outside, the garden has been neatly laid to patio and bordered by trimmed shrubbery, providing a tidy, low maintenance space with potential for further planting. A rear passage provides access along with some outdoor recess shelving.

Offered with no onward chain, this property has been thoughtfully renovated throughout. Both the kitchen and bathroom are brand new, there is a new combi boiler, new carpets upstairs, new flooring throughout the ground floor and full internal and external redecoration in neutral tones.

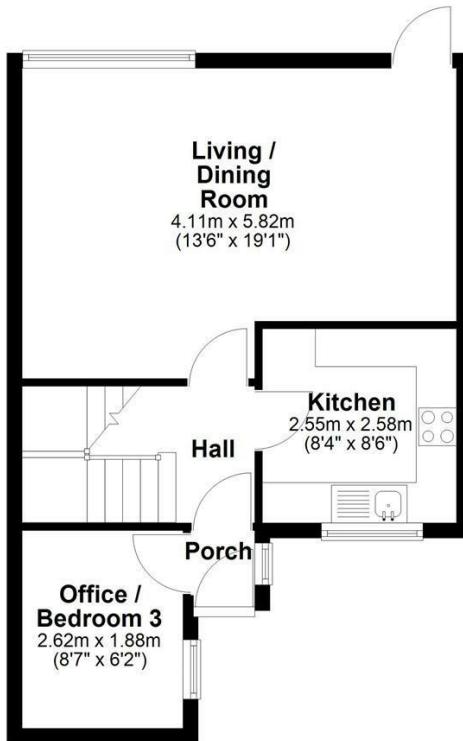
Altogether, it provides a fresh and welcoming opportunity for a buyer to make their personal mark in a desirable position in the north of Cambridge.

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Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)

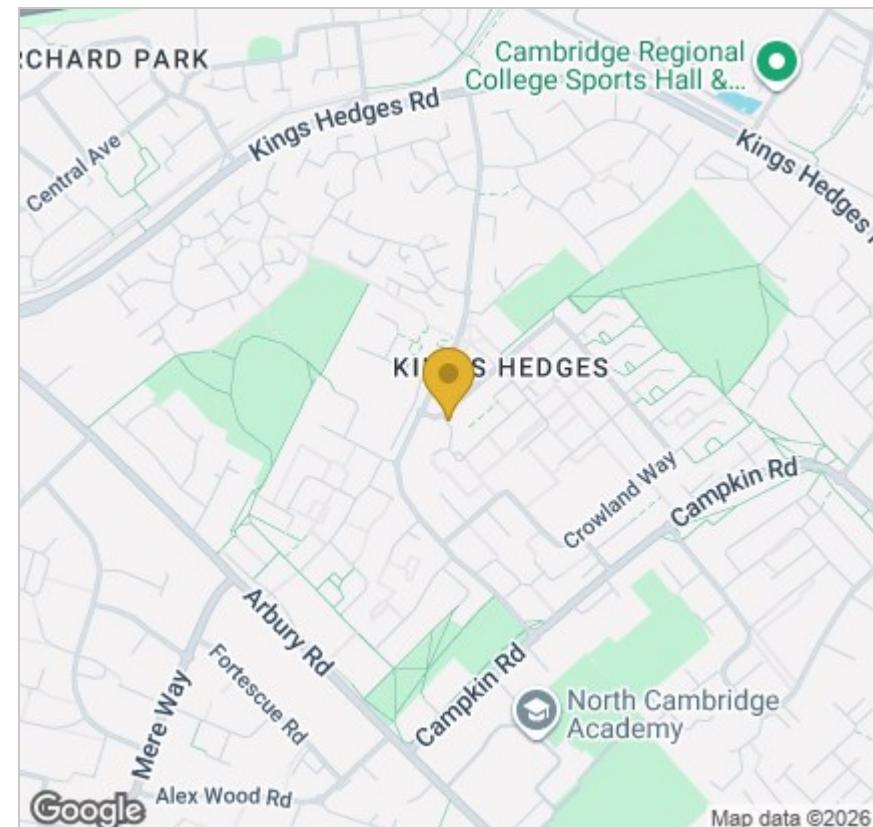
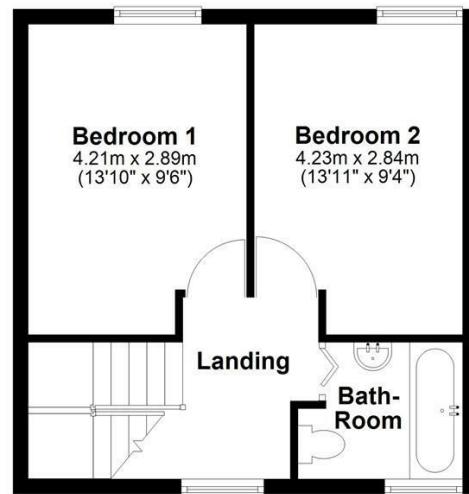
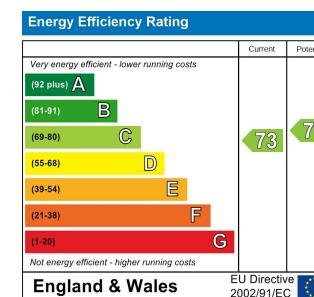


Total area: approx. 77.0 sq. metres (829.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)


Energy Efficiency Graph


Tenure: Freehold
Council tax band: B

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