



GRAY
TOYNBEE

17 Gainsborough Close
Cambridge, CB4 1SY

Guide price £350,000



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- No chain
- Excellent location
- Separate garage
- EPC rating - C

A two-bedroom mid-terrace house, situated in a convenient location within walking distance of Cambridge North Station and offered with the benefit of no onward chain.

Set back within a quiet cul-de-sac, the property opens into a hallway leading to the kitchen, which is positioned at the front of the house. The kitchen is fitted with wooden cabinetry, an integrated gas hob and electric oven, space and plumbing for white goods, a sink, and a large window overlooking the front garden and adjacent green space. There is also a combination boiler serving the gas central heating, along with a serving hatch connecting through to the living space.

The ground floor features tiled flooring throughout, flowing seamlessly from the hallway into the main living and dining area. This is a comfortable and versatile space, currently arranged for everyday living, with large windows and a rear door allowing plenty of natural light to fill the room. There are also two useful built-in storage cupboards: one between the kitchen and living room, and a spacious understairs cupboard accessed





from the living area.

Upstairs, there are two well-proportioned double bedrooms. The main bedroom, positioned at the rear, is particularly generous and offers ample space for a bed, sofa, desk, and integrated wardrobe storage. Two windows help keep the room bright and airy. The second bedroom is slightly smaller but remains a good-sized double, facing the front of the property and also benefiting from built-in wardrobe space.

The bathroom is fully tiled and comprises a bath with shower over, WC, wash basin, and a window providing natural ventilation.

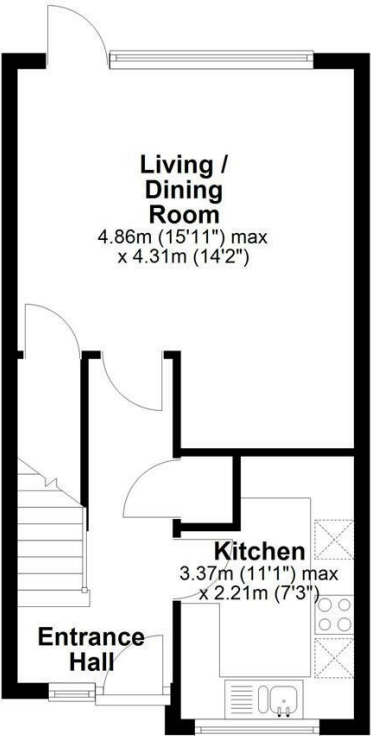
The rear garden is a good size and enjoys a sunny south-facing aspect. It is currently laid to lawn, with borders containing a variety of shrubs and flowers, and a decking area adjacent to the house. There is also rear access, ideal for bicycles, and ample space at the end of the garden for a shed. The property further benefits from a separate garage.

Gainsborough Close is ideally located for access to Cambridge North Station and both the Science and the Business Park, which are a short walk away. Cambridge city centre can be reached in 15 minutes by car or bicycle.
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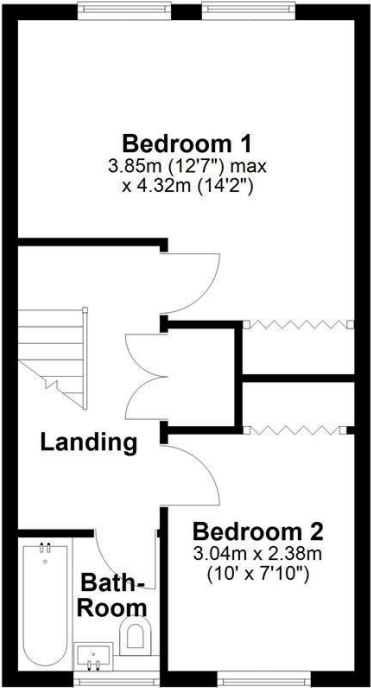
Ground Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



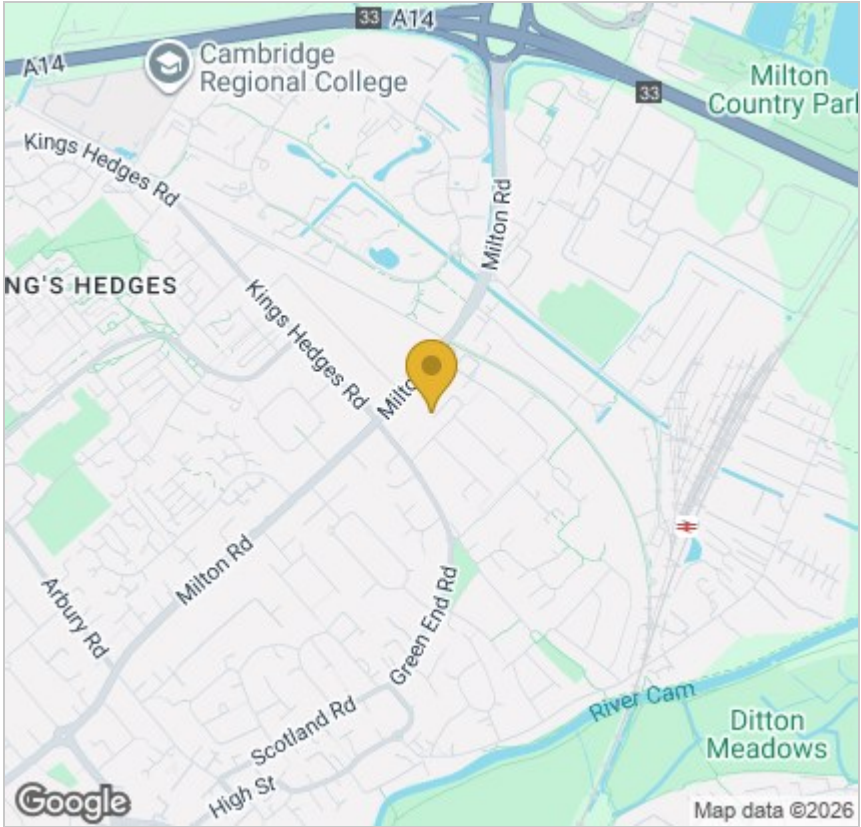
First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)

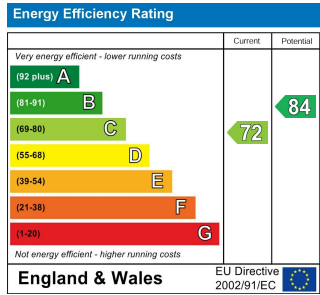


Total area: approx. 70.7 sq. metres (760.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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