

91 Minerva Way
Cambridge, CB4 2TY

Guide price £350,000



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- No chain
- Good size three bedroom
- Cloakroom
- EPC rating C

A three-bedroom family house of over 900 sq. ft, with good-sized bedrooms, a ground-floor cloakroom, garden and no chain.

This modern terrace house does require some general updating, but offers space and scope to create a fantastic, well-proportioned home close to local amenities and the Science Park.

There is a good-sized living room which has a dual aspect including doors to the garden, and wood effect flooring. The kitchen has been re-fitted and includes base and eye-level storage, worktops, and space for appliances; there is also a door to the garden. There is a spacious hallway with built-in storage and a cloakroom with a WC.

On the first floor, there are three good-sized bedrooms, all of which have built-in wardrobes; the family bathroom has a corner bath with a shower over, basin, and WC,

The house has double glazing and gas central heating.

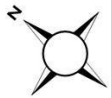




At the front there is a small garden. The rear garden is low-maintenance; there is a pergola adjoining the rear of the house. The garden is enclosed by fencing and benefits from a brick storage shed, a timber shed, and a pedestrian gate to the car parking area at the rear.

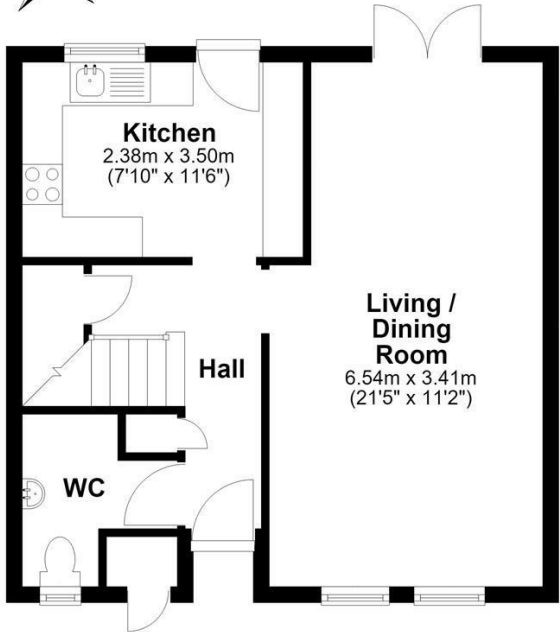
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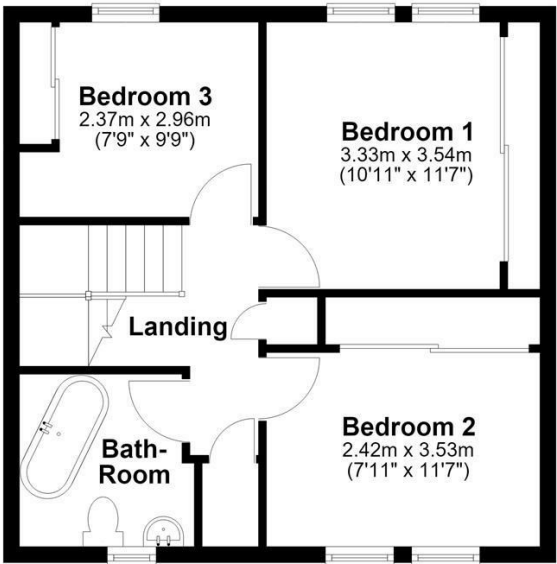
Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)

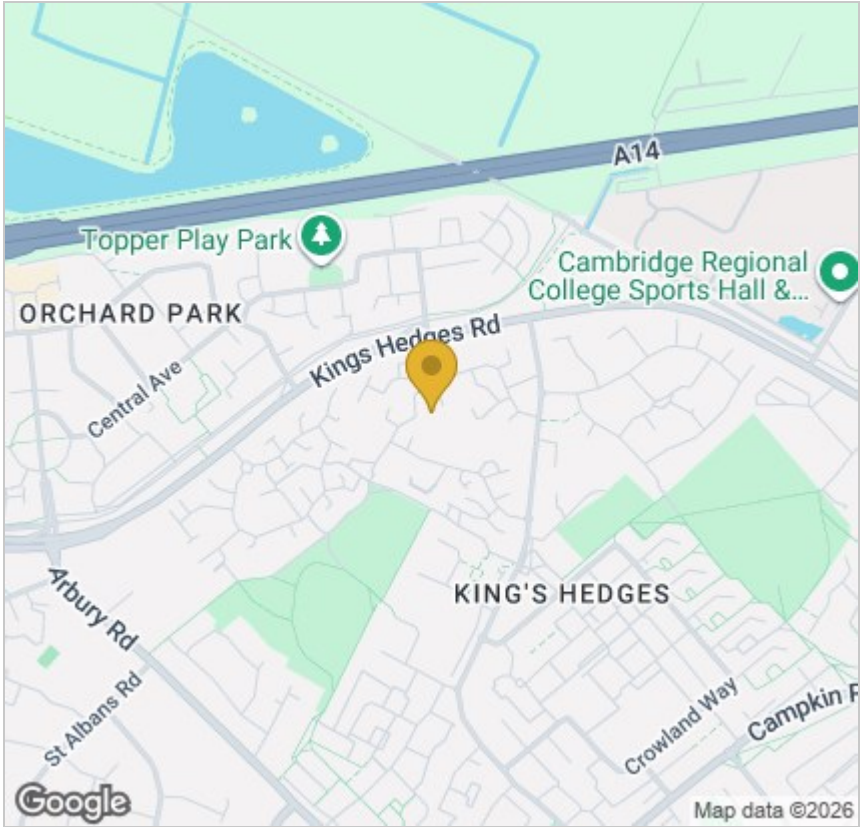


First Floor

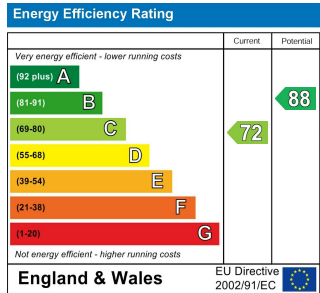
Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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