



4 Lawrence Way
Cambridge, CB4 2PR

Guide price £360,000

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- Scope for Modernisation
- Spacious Bedrooms
- Front & Rear Garden
- Residential Area

A spacious three-bedroom mid-terrace house, offering excellent scope for modernisation and improvement, situated in a well-connected residential area to the north of the city.

The property is ideally placed for access to a range of local amenities and transport links, including the Guided Busway, Cambridge North Railway Station, the planned Cambridge South rail link serving the Biomedical Campus and Addenbrooke's, as well as routes towards the city centre, Science Park, Business Park and Cambridge Regional Park. Tesco is also located just down the road, with schooling options nearby including The Grove Primary School, Arbury Primary School and North Cambridge Academy.



Upon entry, there is a useful porch, creating a nice separation between the entrance and the main living space. The living room is a good social space and has previously been extended, providing additional living accommodation, with the added benefits of a downstairs WC and understairs storage.

The living room leads through to the dining room and kitchen, which are currently divided by shutter-style doors. There is clear scope to open this area up further, subject to the necessary consents, to create a more modern open-plan layout. The dining room enjoys patio doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor space.

The kitchen offers a mixture of fittings and has capacity for all required connections. Leading on from the kitchen is a useful utility space, with a back door providing further access out to the rear garden.

Upstairs, two of the bedrooms are excellent-sized doubles. The principal bedroom overlooks the front and benefits from a large integrated mirrored wardrobe, while the



second bedroom is also a generous size, with a large window overlooking the rear garden and the benefit of a storage cupboard. The third bedroom is smaller, but still well proportioned, and includes built-in storage over the stairs.

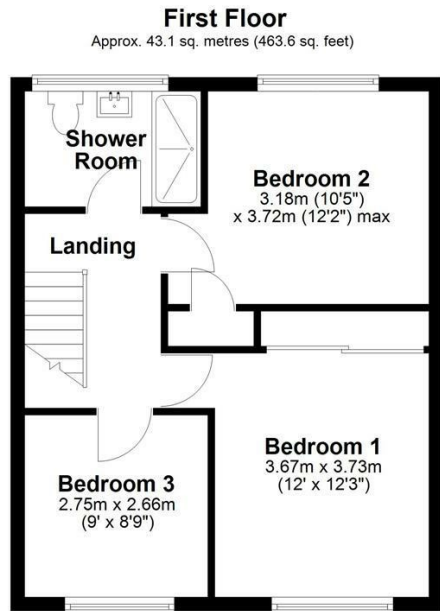
The bathroom is particularly large and is currently fitted for disability access, with large windows, WC, basin, large shower unit and a wet room floor installed.

Externally, the property is slightly set back from the road and has an attractive front garden which attracts wildlife. To the rear, there is a good-sized garden with a brick-paved patio, greenhouse, garden shed and rear gate opening onto a public road, providing useful dual access to the property. The garden could be kept low maintenance or further worked on and enjoyed throughout the year, particularly by keen gardeners.

This property provides buyers with an excellent canvas to make their own, in a well-connected residential part of the city, offering great proximity to local schools, amenities, green spaces, the Science Park, Business Park and city centre, as well as fantastic transport links.

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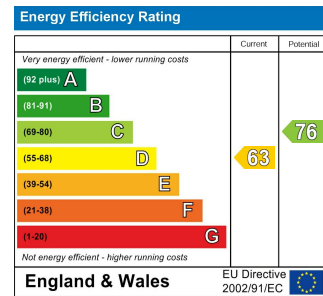


Total area: approx. 92.8 sq. metres (998.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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