



17 Gainsborough Close  
Cambridge, CB4 1SY

Guide price **£375,000**



## 17 Gainsborough Close

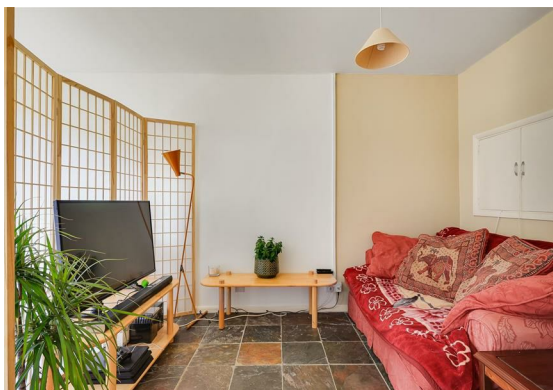
Cambridge, CB4 1SY

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

A 2-bedroom mid-terrace house, situated in a convenient location within walking distance of Cambridge North Station and offered with the added benefit of no onward chain.

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

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





Upstairs, there are two well-proportioned double bedrooms. The principal bedroom, positioned to 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 double, facing the front of the property and also benefiting from built-in wardrobe space.

The bathroom is tiled throughout and comprises a bath with shower over, W/C, wash basin, and a window providing natural ventilation.

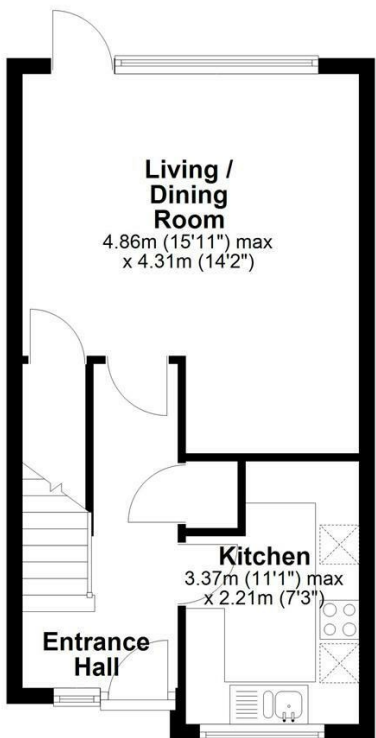
The rear garden is a reasonable size, with a sunny south-facing aspect. It is currently set to lawn, with borders containing a variety of shrubs and flowers, and a decking area next to the house. There is also rear access, ideal for bikes, and ample room at the end of the garden for a shed. The property 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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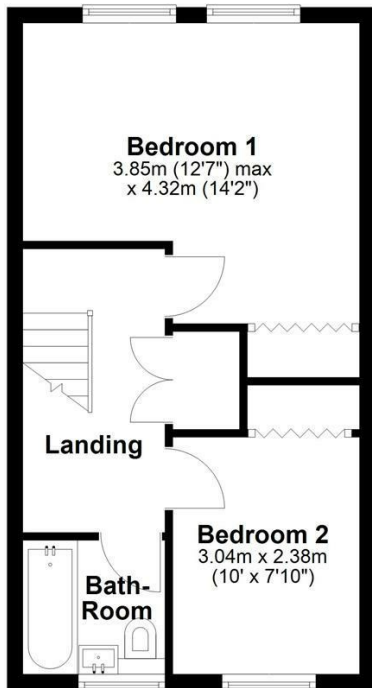
## Ground Floor

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



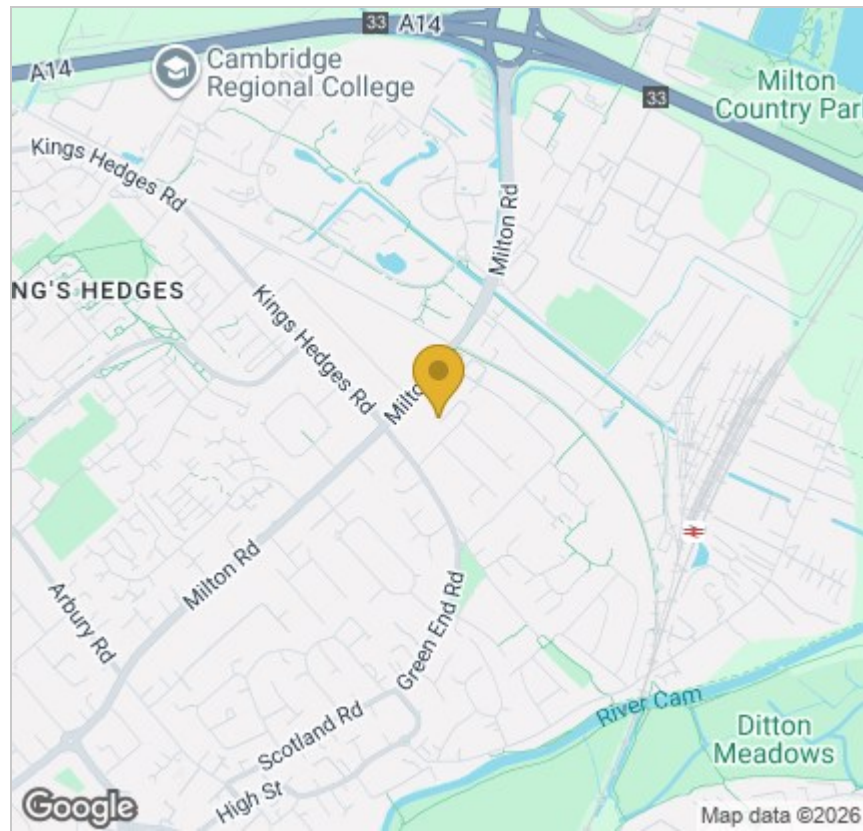
## First Floor

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

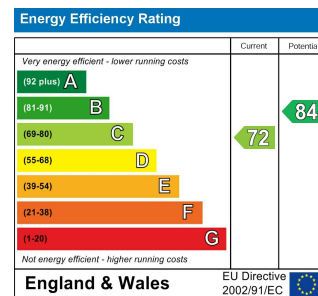


Total area: approx. 70.7 sq. metres (760.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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