



29 Crathern Way
Cambridge, CB4 2LZ

Guide price £375,000



29 Crathern Way

Cambridge, CB4 2LZ

- No Onward Chain
- Scope For Modernisation
- Good Sized Garden
- Close to City Centre

A well proportioned three bedroom mid terrace home, extending to approximately 897 sq ft, ideally positioned in a highly convenient location in North Cambridge and offered to the market with no onward chain.

Upon entry, a welcoming hallway provides access to a generous ground floor cloakroom, as well as leading through to both the kitchen and the main living space.

The kitchen is well laid out with a good range of cabinetry and worktop space, a large front facing window, and additional storage, offering plenty of scope for modernisation and personalisation. To the rear, the open plan living and dining area is a real highlight, benefitting from recently updated flooring and light, neutral décor. With both a rear door and large sliding doors opening onto the garden, the space enjoys an abundance of natural light and a strong connection to the outside.

Upstairs, there are three bedrooms. The two rear facing





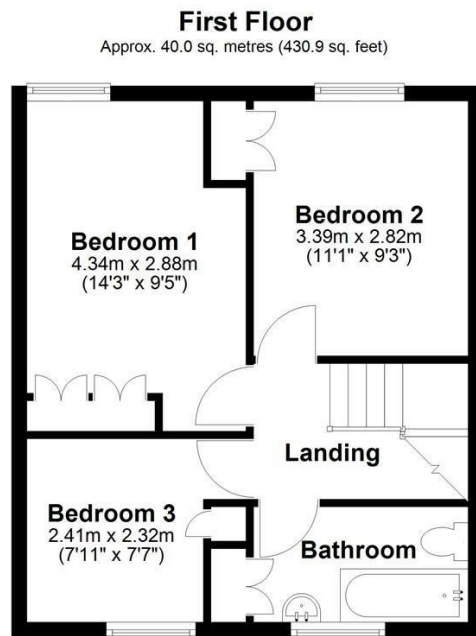
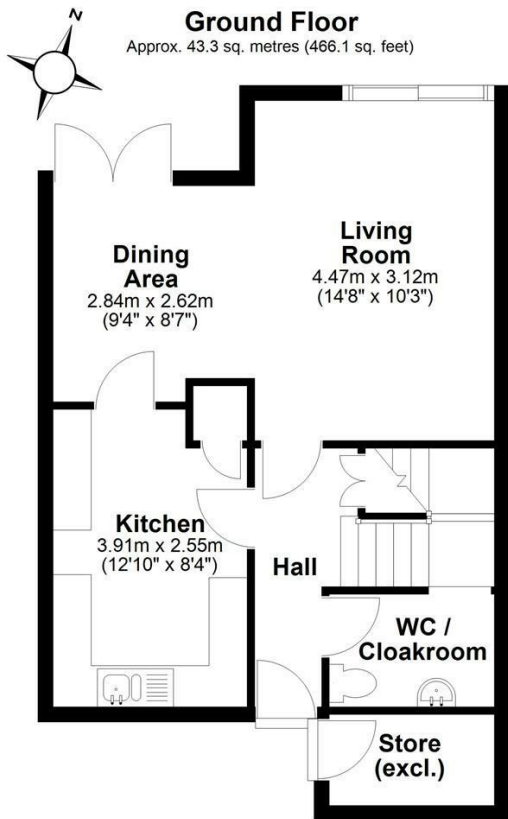
rooms are both comfortable doubles, each with built in storage and pleasant views over the garden, with the principal bedroom further benefiting from extensive fitted wardrobes. The third bedroom, while smaller, remains a versatile space, ideal as a bedroom, home office or nursery, and also includes useful storage. The family bathroom is well equipped with a shower over bath, WC, basin, and a window for natural ventilation, with the combination boiler neatly housed within.

Externally, the rear garden offers a great opportunity to enhance and create an excellent outdoor space. Currently laid with a combination of lawn and patio, it also benefits from a pathway, a brick built shed, and rear access.

Crathern Way is particularly well located, offering easy access to Cambridge Science Park and Business Park, as well as excellent transport links into the City Centre and out towards the A14, making it an ideal setting for commuters and professionals.

///rice.friend.putty



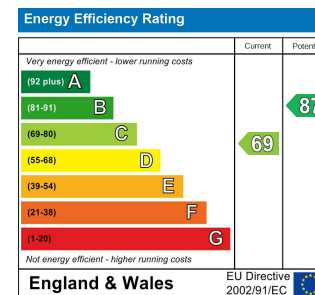


Total area: approx. 83.3 sq. metres (897.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.