



DRAYTON ROAD, CAMBRIDGE



Guide Price: £415,000

We are pleased to offer this superbly located 3-bedroom semi-detached property just moments from Cherry Hinton High Street and within easy reach of the City Centre.



Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Close to High Street and Amenities
- ✓ Outbuilding
- ✓ Mature Rear Garden

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NEW LISTING

3 Bedroom Semi-Detached Property in a Popular Location

We are pleased to offer this superbly located 3-bedroom semi-detached property just moments from Cherry Hinton High Street and within easy reach of the City Centre.

The property benefits from several improvements including a new roof in 2020, new kitchen fitted in 2023, as well as new flooring throughout.

Ground Floor

Upon entering the property, you are welcomed by an entrance hallway with stairs to the first floor on the left, an opening to the kitchen on the right, and the living room straight ahead.

Kitchen/Dining Room: Fitted in 2023, with a range of wall and base units, sink with stainless steel drainer. Window to front aspect. Plumbing for dishwasher and washing machine and space for a freestanding fridge/freezer. Space for dining furniture.

Living Room: Reception room with patio doors leading to the rear garden.

First Floor

Bedroom 1: Double bedroom with built-in wardrobes and window to front aspect.

Bedroom 2: Double Bedroom with window to rear aspect.

Bedroom 3: Further bedroom with window to rear aspect.

Bathroom: Comprising bath tub with electric shower over, WC, wash basin, towel rail, and obscured window to front aspect.

The property benefits from cavity wall insulation added in 2021 (after the current EPC), a partly boarded loft with an additional layer of insulation, and an EnviroVent ATMOS active ventilation system installed in 2020.

Gas Safety and boiler service carried out in January 2025.

Outside

The front of the property features a part block-paved driveway providing off-street parking, complemented by mature shrubs and planting. There is side access leading to the rear garden and outbuilding.

The enclosed rear garden is mainly laid to lawn with an attractive apple tree and a patio area ideal for outdoor seating and entertaining.

Cherry Hinton

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attractions and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

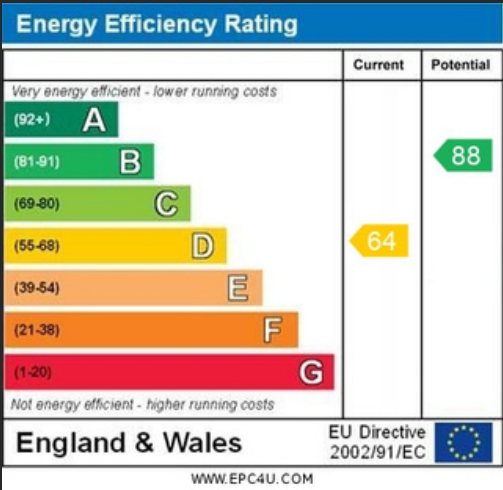
The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



TOTAL SIZE: 716.7 SQFT (APPROX)
TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: C
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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