



Drayton Road, Cambridge  
Guide Price **£300,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious living accommodation
- Light living room

The property offers bright and spacious accommodation including a living room, fitted kitchen, two good sized double bedrooms and a family bathroom. Externally, the property benefits from a large private rear garden, off-road parking plus brick built storage with power and light.

Drayton Road is a sought-after residential setting, ideally positioned for access to a wide range of day-to-day amenities, as well as major employment centres such as ARM and Addenbrooke's Hospital. The city centre is also easily reached, making this an excellent base for both work and leisure.

The nearby Cherry Hinton village provides a variety of useful facilities, including a Tesco



Express, pharmacy, pub, library and the Cherry Hinton Village Centre, which offers fitness classes and sports clubs. For larger shopping needs, a major Tesco supermarket is conveniently located on Yarrow Road, and the David Lloyd fitness and tennis club is just a short distance away.

Schooling options are superb, with highly regarded Colville Primary School and Netherhall Secondary School close by.

Sixth form education is available at both Hills Road and Long Road Sixth Form Colleges, each within comfortable cycling distance. A range of private schools catering for all ages is also accessible in the wider area.

This location is particularly appealing to buyers seeking the convenience of city living while retaining generous garden space and off road parking, often compromised when living right in the heart of Cambridge.

Entrance hall

Living room - 4.39 x 4.01 (14'5 x 13'2)

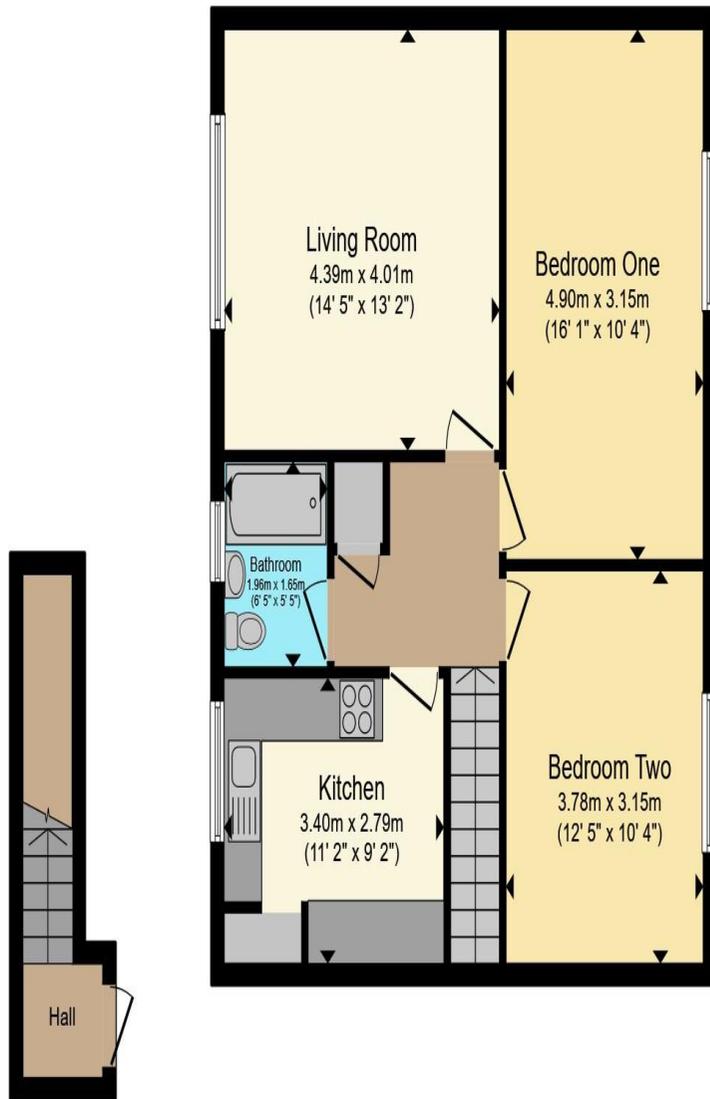
Kitchen - 3.30m x 2.79m (11'2 x 9'2)

Bedroom one - 4.90m x 3.15m (16'1 x 10'4)

Bedroom two - 3.78m x 3.15m (12'5 x 10'4)

Bathroom





**Ground Floor**

**First Floor**

Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01223 844760**

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