



1 Mere Way, Cambridge, CB4 2JP
Offers in excess of £400,000 Freehold



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**A RECENTLY REFURBISHED BRIGHT AND SPACIOUS TWO
BEDROOM END TERRACE HOUSE OFFERED WITH THE ADDED
BENEFIT OF FULL PLANNING CONSENT (REF: 17/1894/FUL)
FOR THE ERECTION OF AN ADDITIONAL TWO BEDROOM HOUSE
WITHIN EASY REACH OF THE SCIENCE PARK AND CAMBRIDGE
NORTH STATION**

Entrance hall • utility room • refitted kitchen • conservatory/dining room • sitting room • first floor landing • refitted bathroom • two double bedrooms • front and rear gardens • off-street parking space • Planning consent for an adjoining two bedroom house with parking space and bike store

1 Mere Way is a bright and immaculately appointed end of terrace house which has recently been extended and refurbished throughout by the current owners creating a spacious and tastefully finished home enjoying light and generous rooms with useful storage space throughout. Occupying an end plot with front, side and rear gardens, parking and detached garage. The property benefits from having full planning consent (Ref: 17/1894/FUL) for the erection of an adjoining brand new two bedroom house, and conversion of the original house from two to three bedrooms with one en suite. See attached plan or online at <https://idox.cambridge.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OYSSKBDXGJD00>

The spacious entrance hall leads to a utility/boot room which provides good storage space. The modern style refitted kitchen offers an extensive range of matching units, work tops, integrated oven and electric hob and built-in pantry cupboard. The recent conservatory extension has electric underfloor heating and leads from the kitchen and provides complete views to the garden, this space is perfect for a table and chairs set up. The first floor landing leads to a refitted bathroom and two spacious double bedrooms. Bedroom two provides a built-in wardrobe. Outside, the property is situated on an end plot with detached garage. The gardens are mainly laid to lawn and there is off road parking, a raised decked area and large timber storage shed.

Spacious two bedroom house
Completely refurbished
Conservatory extension
Light and immaculately presented throughout
Planning permission for an adjoining new two bedroom house
Off-street parking
Easy access to Science Park & Cambridge North Station

Mere Way continues from Carlton Way and is also located off Arbury Road, situated about 1.5 miles north of the City centre. The area is also well placed for access to Cambridge Science Park, Cambridge North Railway Station and A14. Local shopping facilities are available on Milton Road and Arbury Court.

TENURE

Freehold

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

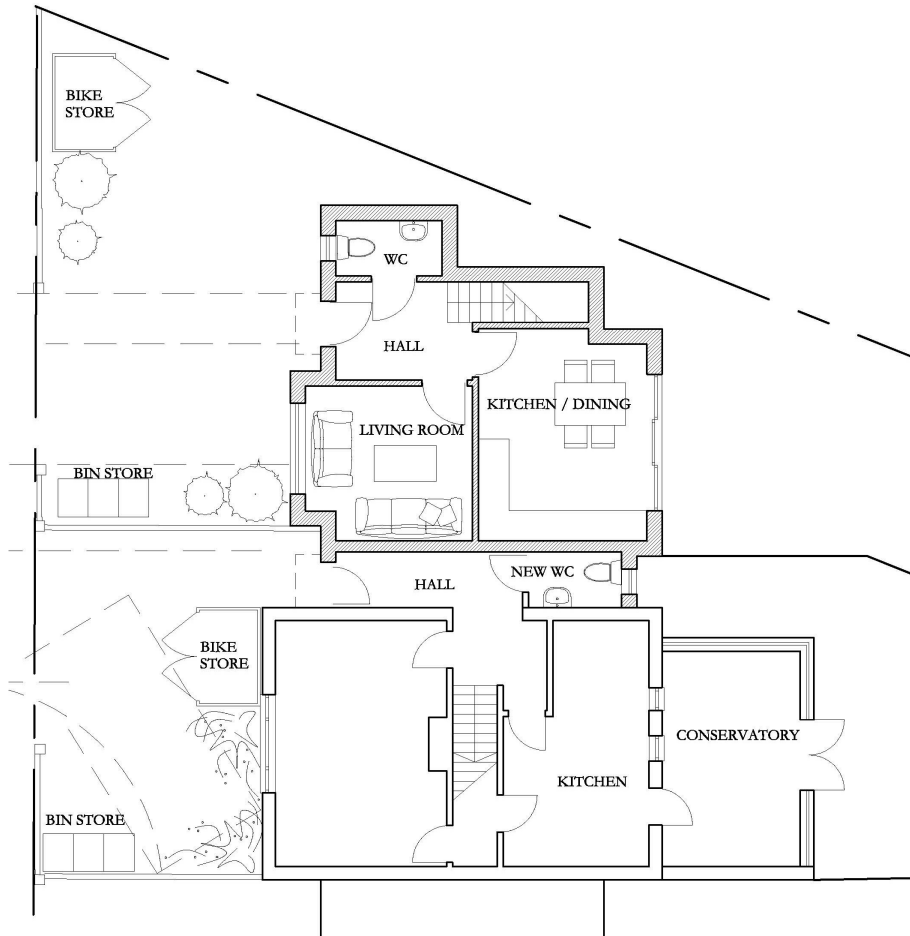
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

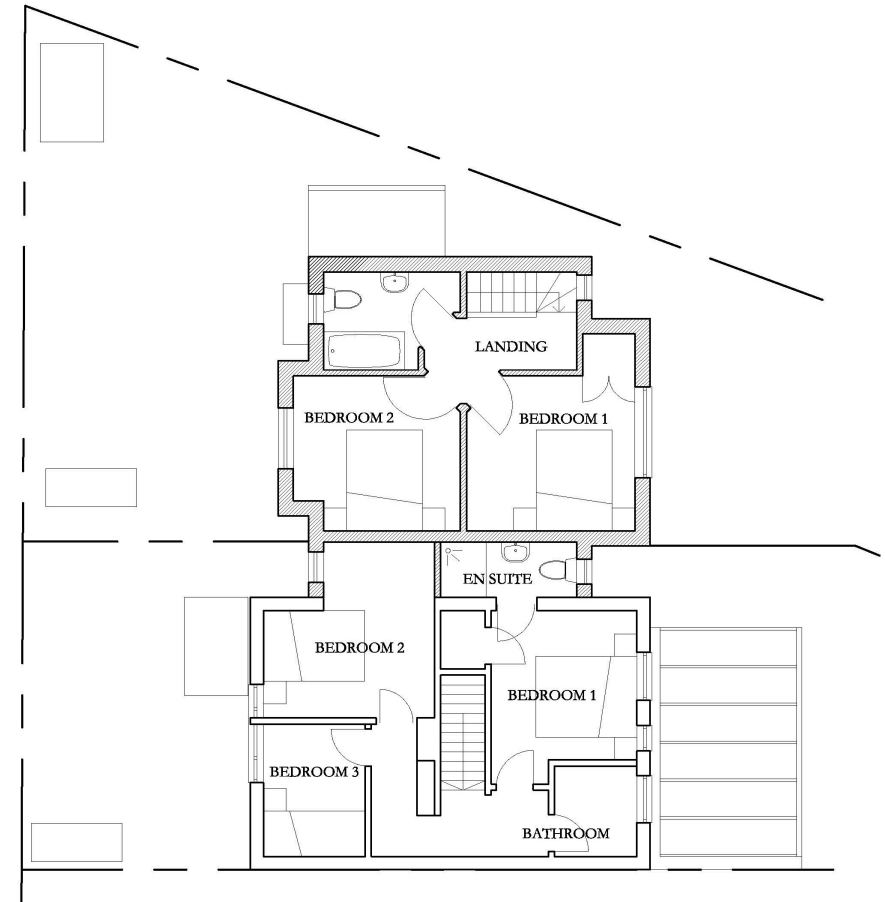
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130





GROUND FLOOR PLAN



FIRST FLOOR PLAN

0 1 2 3 4 5M
1:100

Notes:
Drawings are based on different survey data sources and may not accurately represent what is physically present
Do not scale from this drawing.
All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Studio Hobohm shall be notified immediately of any discrepancies.

PLANNING

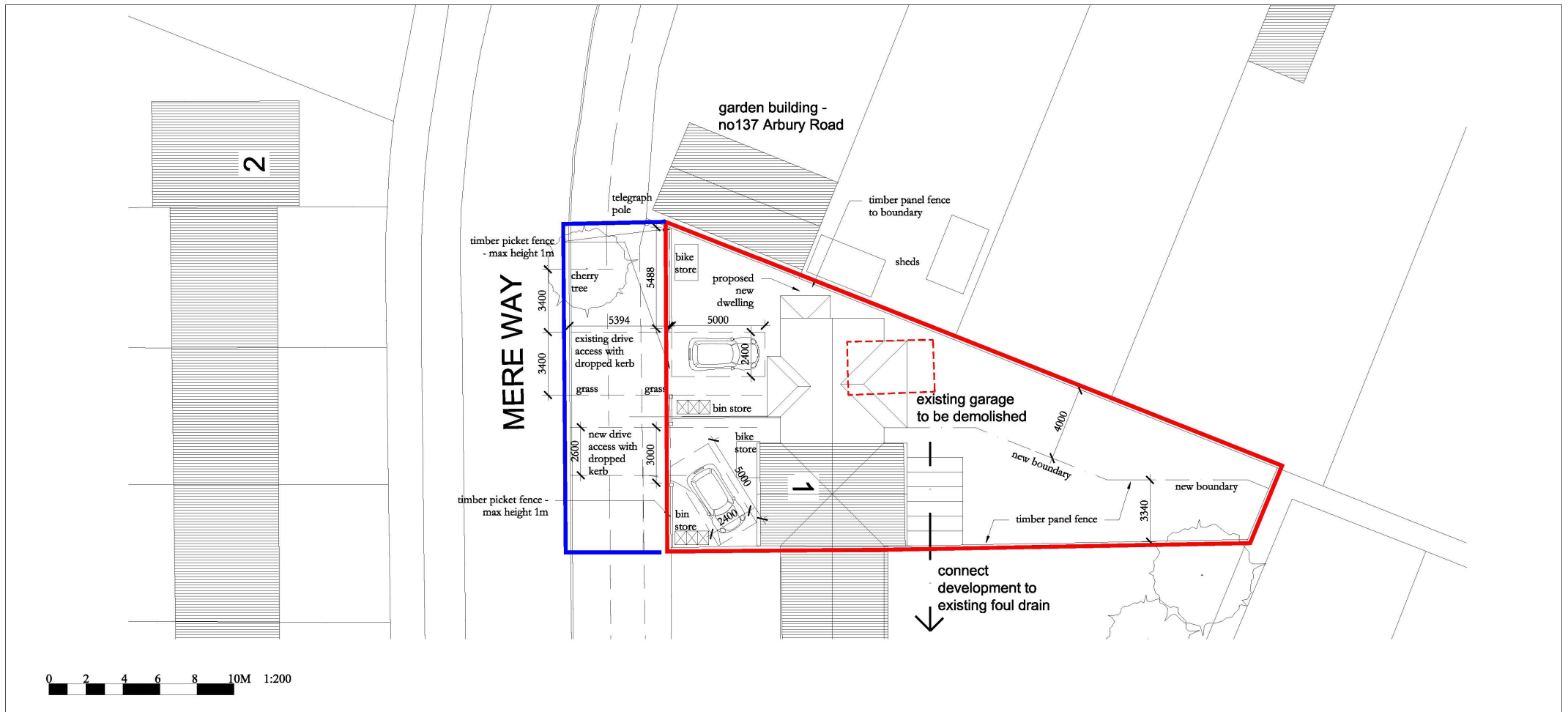
REV	DATE	NOTES
A	28.11.17	external parking layout and drive amended

PROJECT	NEW HOUSE, NO1 MERE WAY		
DRAWING NUMBER	1505A-S-05		
DRAWING TITLE	PROPOSED PLANS		
DATE	OCT 2017	SCALE	1:100 @ A3

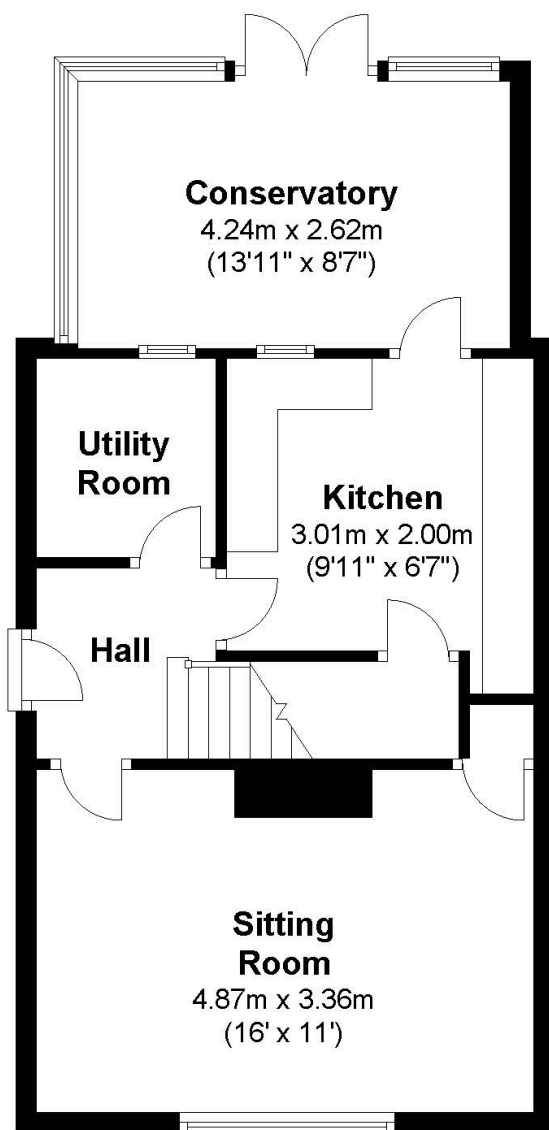
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Company Number: 8432129



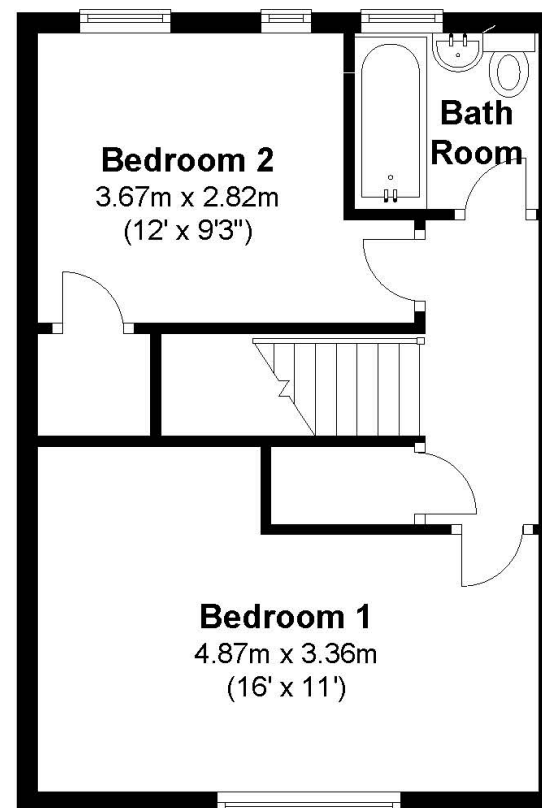


Ground Floor



1 Mere Way, Cambridge

First Floor



Approx. gross internal floor area 83 sqm (900 sqft)

