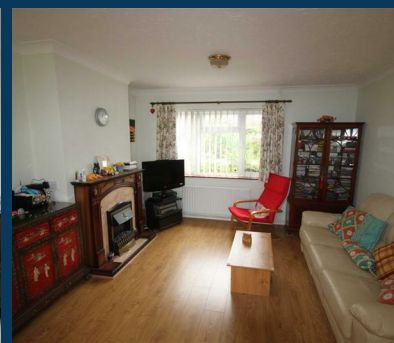


- Popular location
- Semi detached family home
- Three bedrooms
- Modern Kitchen
- Ample off road parking
- Garage
- Unfurnished

**10 Anglers Way
Cambridge CB4 1TZ
£1,250 PCM**



Anglers Way, Cambridge is a spacious and well presented three bedroom semi-detached house. The property is located in a quiet residential area providing easy access to the Science Park, A14 and City Centre. The accommodation comprises entrance hall, cloakroom, sitting/dining room, kitchen, conservatory, three bedrooms and family bathroom. The property benefits from gas fired central heating, double glazed windows, front and rear gardens, driveway providing off street parking and single garage. No sharers.

Ground Floor

Entrance Hall

With double glazed window to front aspect, two radiators, understairs cupboard, wood laminate flooring, stair to landing with door to:

Cloakroom

With obscured double glazed window to side aspect, fitted with a two piece suite comprising wash hand basin and low level w.c, wood laminate flooring, radiator.

Open plan living and dining room

Living Area

12'07" x 10'00" (3.84 x 3.05)

With double glazed window to front aspect, radiator, television point, feature electric fireplace, wood laminate flooring, open plan to:

Dining Area

11'09" x 10'02" (3.58 x 3.10)

With double glazed patio door to rear aspect leading to the conservatory, radiator, wood laminate flooring.

Conservatory

10'10" x 8'03" (3.30 x 2.51)

Upvc construction, patio door to rear garden, wood laminate flooring.

Kitchen

8'04" x 7'11" (2.54 x 2.41)

With double glazed window to rear aspect and double glazed entrance door to side aspect, fitted with a matching range of wall and base units with work top space over, four ring gas hob with electric oven under and extractor hood over, plumbing for washing machine, sink and drainer unit, built in fridge and freezer unit, radiator, wood laminate flooring.

First Floor

Landing

With stairs leading from the hallway, with obscured double glazed window to side aspect, door to:

Bedroom One

11'07" x 10'03" (3.53 x 3.12)

With double glazed window to rear aspect, radiator.

Bedroom Two

10'03" x 9'11" (3.12 x 3.02)

With double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Three

8'07" x 8'01" (2.62 x 2.46)

With double glazed window to rear aspect, radiator.

Bathroom

With obscured double glazed window to front aspect, fitted with a three piece suit comprising bath with shower unit over, vanity wash hand basin and low level W.C. Part tiled, radiator, laminate flooring.

Outside

To the front the ground is paved and laid to hard standing with parking for several vehicles. The drive leads to the back of the property, through lockable gates, where there is side access to the property, garage and rear garden.

The rear garden is mainly laid to lawn and enclosed by panel fencing. Part boarded by mature beds with the added bonus of a vegetable patch.

Garage

Accessed off the drive to the front and to the side from the garden. With power and lighting.

Agent notes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(12-22) F			
(1-11) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

