



Gunhild Way, Cambridge, CB1 8QZ



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Residential sales, lettings & management

59 Gunhild Way  
Cambridge  
CB1 8QZ

A three bedroom semi-detached house enjoying a sought after south city location, conveniently situated for Addenbrookes Hospital and access to the railway station/city centre

- Very popular city location
- 3 bedroom semi-detached house
- First floor shower room
- Sitting room and dining room
- Kitchen and utility area
- Gas central heating & Double glazing
- Front garden
- Established rear garden
- 19'0 store (former garage)
- No upward chain

Offers around £365,000



Gunhild Way is situated between Queen Ediths Way and Cherry Hinton Road and is a much sought after residential area of the city. Usual facilities are close by including local shopping, schools and Addenbrookes Hospital.

The property is of a concrete easyform construction set in a decent-sized plot with front and rear gardens (it would be possible to create a driveway to park a vehicle in front of the property if desired) with a store (former garage) providing useful exterior storage space for bikes etc. The property is in need of updating and offered with no upward chain

#### GROUND FLOOR

Upvc glazed door and side panels to

**ENTRANCE HALL** with window to side, stairs to first floor, coathooks, radiator.

**LIVING ROOM** 12' 2" x 13' 3" (3.71m x 4.04m) with window to front, wall mounted electric fire, radiator, laminate wood flooring.

**KITCHEN** 9' 9" x 10' 3" (2.97m x 3.12m) with window to side, range of shaker style fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit and drainer, four ring gas hob with electric oven below and stainless steel chimney extractor hood over, space for under counter fridge, door to understairs cupboard with shelving, further small cupboard housing the electric consumer unit and meter, doors to

**DINING ROOM** 10' 3" x 8' 10" (3.12m x 2.69m) with double glazed window to rear, radiator.

**UTILITY AREA** 6' 5" x 6' 3" (1.96m x 1.91m) with window to side and rear, glazed door to side, built in cupboards, space for fridge/freezer and plumbing for washing machine and vent for dryer.

#### FIRST FLOOR

**LANDING** with window to side, shelved linen cupboard, cupboard housing the gas central heating boiler, loft access hatch, doors to

**SHOWER ROOM** with window to rear, large shower cubicle with Mira shower, wash handbasin, radiator.

**WC** with window to side, built in cupboard above wc.

**BEDROOM 1** 11' 1" min x 10' 2" (3.38m x 3.1m) with window to rear, built in wardrobe cupboard with hanging rail and shelving, built in units to side, radiator.

**BEDROOM 2** 13' 5" x 9' 11" (4.09m x 3.02m) with window to front, clothes hanging rail with shelf over, wall light point, radiator.

**BEDROOM 3** 7' 11" x 8' 8" (2.41m x 2.64m) with window to front, radiator.

**OUTSIDE** Attractive lawned area to the front set behind retaining wall, pathway to the side with picket gate leading to the rear garden with paved patio area adjacent to the rear of the house leading onto a lawn with various flower and shrub borders, the whole extending to approximately 50' (to garage).

**STORE (FORMER GARAGE)** 19' 11" x 12' 2" (6.07m x 3.71m) with aluminium door to garden, up and over door to rear (no vehicular access now exists), window to side. Scope to replace with a garden office/studio – subject to any necessary consents.

We are informed that there is a small piece of garden land belonging to the property behind the garage and believe that there is going to be pedestrian access to this area from a driveway a few properties along on Gunhild Way.

**SERVICES** All mains services.

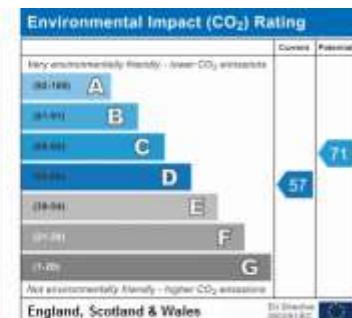
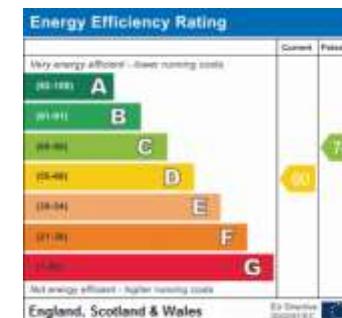
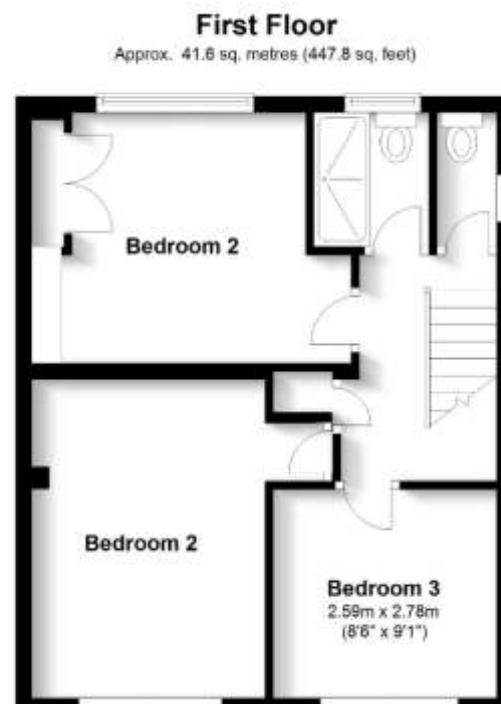
**TENURE** The property is Freehold.

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock & Shaw

**KBG/17184**





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested