



**156 Nuns Way, Cambridge, CB4 2NS**  
**Guide Price £285,000 Freehold**





## A SPACIOUS TWO BEDROOM MID TERRACE FAMILY HOME IN NEED OF SOME UPDATING SITUATED ON THE NORTH SIDE OF THE CITY AND WELL PLACED FOR THE SCIENCE PARK, ACCESS TO THE A14 AND CAMBRIDGE NORTH RAILWAY STATION

Entrance hall • WC • dining room • sitting room • kitchen • 2 double bedrooms • shower room • garden • garage • double glazed windows • gas radiator central heating • offered with no onward chain

156 Nuns Way is a spacious mid terrace property in need of some updating, offering family living accommodation arranged over two floors. There is an entrance hall with stairs to the first floor giving access to a ground floor cloakroom, good sized sitting room, windows to two aspects, dining room with large picture window opening through to a kitchen area which is in need of refitting. On the first floor the property benefits from two double bedrooms and a shower room. Outside, the walled rear garden extends to about 22'9 with pathway to rear pedestrian access and to the garage which is about 20' x 8'2. The property benefits further from gas radiator central heating, double glazed windows and is offered with no onward chain.

### KEY FEATURES

- Two double bedrooms
- Cloakroom
- Sitting room and dining room
- Potential to improve and update
- Walled rear garden
- 20' garage
- Traffic free location to front
- Offered with no onward chain

### LOCATION

Nuns Way, which is accessed via Campkin Road lies 1.25 miles north of the City centre and is well placed for the Science Park, about 1 mile away along with the A14 which gives good communications to the Midlands, North and East Coast. Cambridge North Railway station and the historic City centre are all accessible by foot, bicycle or bus.

### SERVICES

All mains services are connected.

### STATUTORY AUTHORITIES

Cambridge City Council  
Cambridgeshire County Council

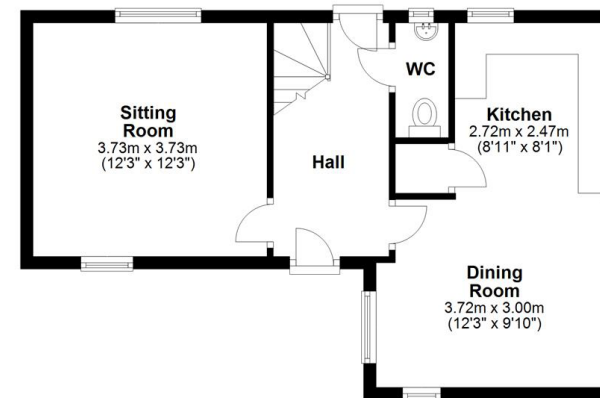
### FIXTURES AND FITTINGS

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

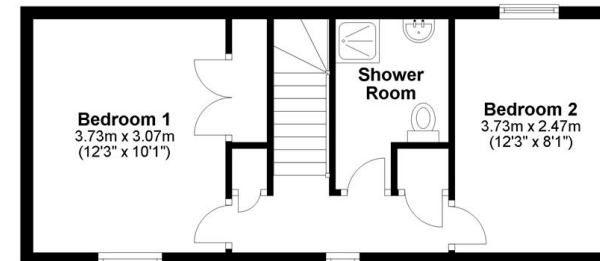
### VIEWING

Strictly by appointment through Redmayne Arnold and Harris:  
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

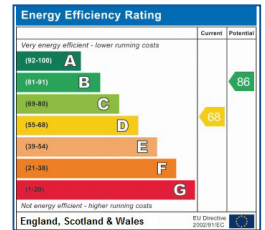
Ground Floor



First Floor



Approx. gross internal floor area 76 sqm (825 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.