

ENTRANCE HALLWAY Double glazed door, quarry tiled floor, under stairs storage area, wall mounted gas boiler, double radiator, stairs rising to first floor.

STUDY 14' 6" x 5' 1" narrowing to 4'5" (4.42m x 1.55m)
Double glazed window to side aspect, tiled floor.

KITCHEN 9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window to front aspect, range of matching base and wall mounted units with worksurfaces over, sink unit, part tiled splash backs, space and plumbing for washing machine, space for slimline dishwasher, built in oven, built in electric hob, integrated extractor, space for free standing fridge/freezer, double radiator, tiled floor.

LOUNGE/DINER 22' 8" x 11' 0" (6.91m x 3.35m) Three double glazed windows to rear aspect, double glazed door to garden, two double radiators, laminate wood flooring.

FIRST FLOOR LANDING Double glazed window to side aspect, built in storage cupboard.

BEDROOM ONE 13' 11" x 8' 10" (4.24m x 2.69m) Double glazed window to side aspect, double radiator.

BEDROOM TWO 11' 4" x 7' 11" (3.45m x 2.41m)
(Accessed via bedroom one) double glazed window to rear aspect, double radiator.

BEDROOM FOUR 11' 1" x 5' 9" (3.38m x 1.75m) Double glazed window to rear aspect, double radiator, loft access.

BEDROOM THREE 11' 0" x 7' 5" (3.35m x 2.26m) Double glazed window to rear aspect, double radiator, laminate wood flooring.

BATHROOM Two double glazed windows to front aspect, low level w.c, pedestal wash hand basin, panel enclosed bath with wall mounted shower over, tiled splash backs, tiled walls, tiled floor.

OUTSIDE The rear garden is laid to lawn with a partially covered patio, range of mature trees and shrubs, large storage shed and gated rear access.





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25 Wenvoe Close, Cambridge, CB1 9JG

£365,000 Freehold

Located near two small greens is this end of terrace family home with the advantage of a first floor extension to offer spacious bedrooms. Comprises lounge/diner, kitchen, study, three/four bedrooms (two bedrooms are connected) which could offer use as a changing room, study, playroom or nursery.



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