

**ENTRANCE HALL** Door leading to entrance hall, lounge/diner, stairs to first floor and double glazed door to side aspect.

**LIVING ROOM** 23' 7" x 12' 9" (7.2m x 3.9m) Double glazed window to front aspect, wood effect laminate flooring, storage to the side of the chimney, coving, door leading to conservatory and kitchen.

**KITCHEN** 9' 11" x 9' 8" (3.03m x 2.96m) A range of wall and floor mounted base units, space and plumbing for washing machine, space for tumble dryer, space for fridge freeze, electric oven with four ring electric hob, double glazed window to rear aspect and double glazed door to side passage, tiled flooring, coving.

**CONSERVATORY** 12' 9" x 8' 2" (3.9m x 2.49m) Double glazed window to rear and side aspect with double glazed French door to side and carpeted flooring.

**LANDING**

**BEDROOM 1** 11' 10" x 10' 11" (3.62m x 3.33m) Two double glazed window to front aspect, double built in wardrobe storage, radiator, carpeted flooring.

**BEDROOM 2** 12' 9" x 9' 4" (3.9m x 2.86m) Double glazed window to rear, radiator, carpeted flooring, built in storage.

**BEDROOM 3** 8' 11" x 8' 3" (2.73m x 2.54m) Double glazed window to front aspect, radiator, carpeted flooring.

**BATHROOM** Double glazed window to rear, a three piece suite comprising wooden panelled bath with shower over, low level WC and pedestal wash basin, radiator, full tiled surround.

**OUTSIDE** The front garden is mostly block paved to provide driveway parking. The rear garden is mostly laid to lawn.





Ground Floor



First Floor



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**HOCKEYS**  
ESTABLISHED 1885







25 Rawlyn Road, Cambridge, CB5 8NL

£400,000 Freehold

A well-proportioned three bedroom semi-detached home situated off of Barnwell Road, East of Cambridge, within a popular estate. This home offers three sizeable bedrooms, open plan living room/diner with door to the conservatory and kitchen downstairs all whilst being sold with no chain and in a well presented condition throughout.



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