



Harding Way, Cambridge, CB4 3RR  
£475,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A charming, three-bedroom, semi-detached home situated on Harding Way, just 1.5 miles North of the centre of Cambridge. The property is within walking distance of local amenities and has great access to the A14 and the M11. Built in 1956, the house has its own garage as well as further parking to the front, and is conveniently being sold chain-free. You are welcomed into the property via a bright entrance hallway, with a downstairs WC to the left and stairs to the first floor. The dining room is a generous size and features an original fireplace, with a front aspect window providing great natural light. The living room is also sizeable and is carpeted throughout, with access to the rear garden via a single, fully glazed door. The kitchen features a range of both base and wall-mounted units, with laminate-style vinyl flooring and further access to the rear. The first floor comprises three bedrooms, with ample integrated storage within the first, as well as the main family bathroom, featuring tile-patterned vinyl flooring and storage beneath the basin. The property has a large, private rear garden, laid to lawn with various trees and greenery, as well as a patio area, perfect for garden furniture.



## KEY FEATURES

- Semi-Detached
- Close to Local Amenities
- Three-Bedrooms
- Garage
- No Onward Chain
- EPC Rating D





## LOCATION

Cambridge is a beautiful university city in East Anglia and the county town of Cambridgeshire, which is approximately 50 miles north of London, which can be accessed by train in just under one hour. In addition, there are excellent road links to the M11, A14 and A1.

Cambridge is well known for being the main centre of the Silicon Fen and many major companies are located here such as Astra Zeneca, Vindis and Google. Cambridge University and Addenbrooke's Hospital are two world-renowned attractions of this beautiful city.

Cambridge has something for everyone with a diverse range of restaurants, shops, businesses and services from the small independent local companies on Mill Road to the global brand names in the Grand Arcade. Other landmarks and attractions include the Fitzwilliam Museum, Kings Chapel and the stunning Botanical Gardens. Cambridge is also home to some of the best schools in the country, both independent and public.

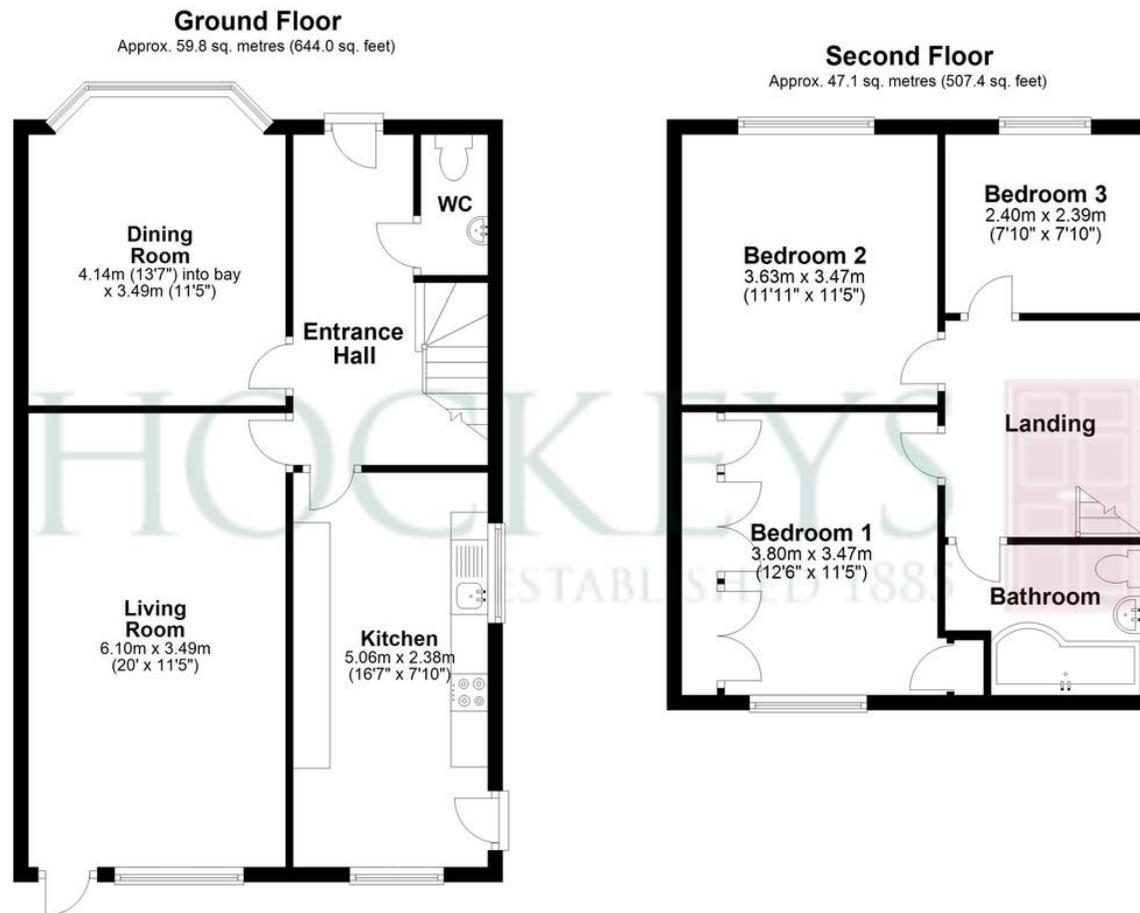


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Total area: approx. 107.0 sq. metres (1151.4 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.

## ADDITIONAL INFORMATION

**Local Authority**  
 Cambridge City

**Council Tax Band**  
 Tax Band D

**Services**  
 Gas

**Transport Links**  
 Bus and Train

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.