



Crowland Way, Cambridge, CB4 2LT
£350,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY:

A beautifully presented two double bedroom, terraced home situated within the northern part of Cambridge only 1.5 miles from Cambridge North Station and the Science Park. The property benefits from two spacious rooms along with two reception rooms and a conservatory to the rear providing a perfect dining space making an ideal property for any first time buyer.

INTERIOR:

The property is accessed via an entrance hall with doors leading to the kitchen and living room while providing understairs storage and stairs to the first floor. This fantastic home offers three reception rooms, the first being the spacious living room with doors leading to the half brick built conservatory that provides an excellent dining space all year round. The modern kitchen features an induction hob and double oven and provides integrated appliances. There is a door leading to the downstairs study room providing the ideal work from home space. Upstairs are two large double bedrooms, both of which have deep built-in wardrobes, along with the shower room and separate WC.

EXTERIOR:

The property is set back from the road with green frontage and shrub borders leading to the front door. The garden is a low maintenance space that is mainly decking with rear access and fully enclosed by fencing. There is a brick-built shed that has light and power providing ample. The property is served by a good number of off-road parking spaces opposite.



KEY FEATURES

- Two Double Bedrooms
- Spacious Conservatory
- Mid-Terrace
- 1.5 Miles from Cambridge North
- Enclosed Rear Garden
- Separate Study





LOCATION:

Arbury is a district and electoral ward of the city located to the North of Cambridge. Arbury is served by the Citi One bus, which runs every 10 minutes to Cambridge and beyond. You can also pick up the guided bus from nearby Orchard Park or Histon Road with Cambridge North station giving rail access into Cambridge and London.

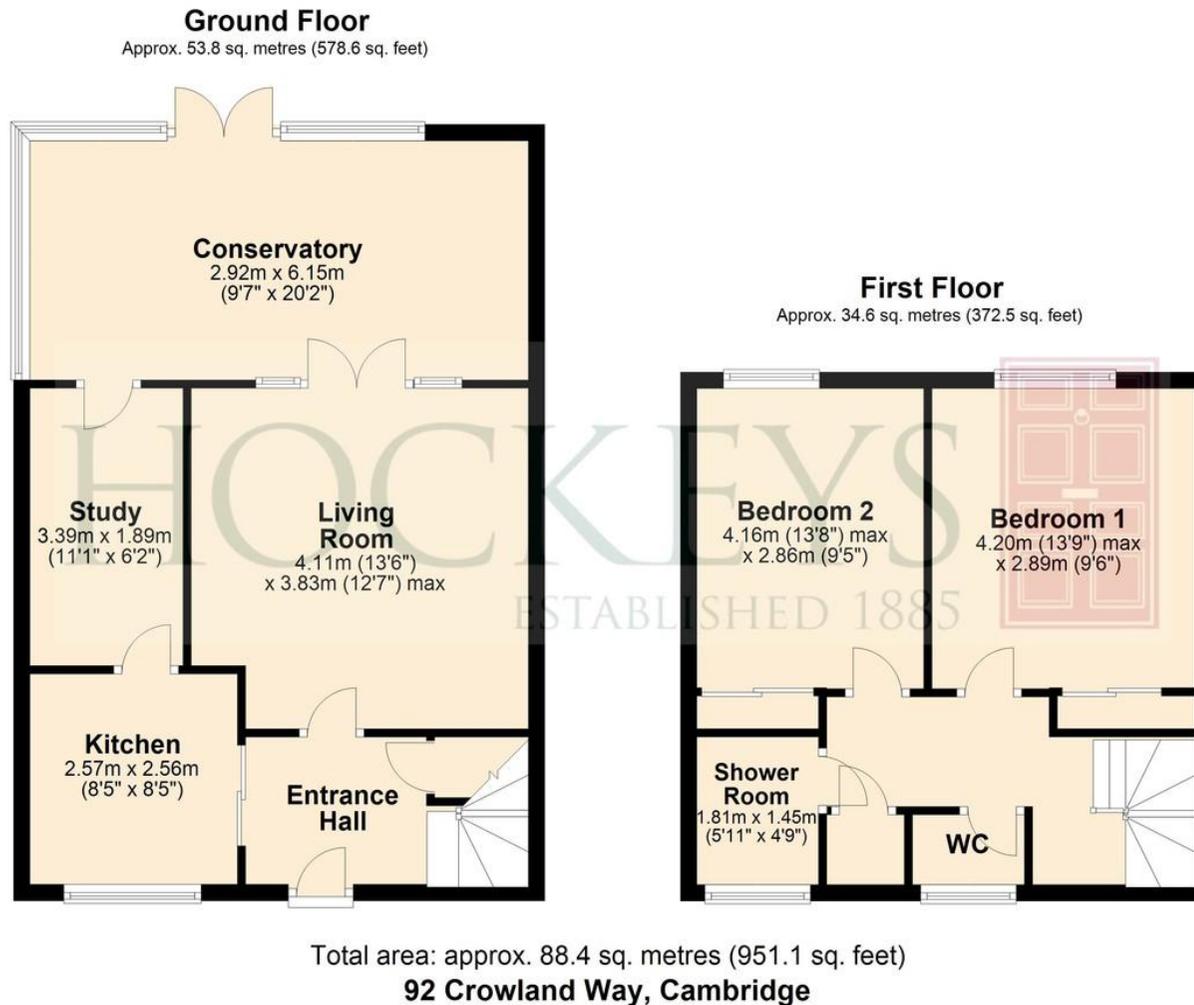


Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
Cambridge City Council

Council Tax Band C
2021/2022 Annual £1,714.12

Services
Mains

Transport Links
Bus and Cambridge North

Energy Rating
Energy Efficiency Rating TBC

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.