



Armitage Way, Cambridge, CB4 2UE
£400,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A three-bedroom, semi-detached home situated in the north of Cambridge just over 1.5 miles to Cambridge North Station and the Science Park, making it an ideal property for commuters and local workers alike. The internal accommodation comprises a living room that leads onto the conservatory, which overlooks the garden to the rear, as well as a kitchen with a range of wall and floor-mounted base units. Upstairs is three bedrooms and the family bathroom, bedroom one having double windows to the front aspect. The outside of the property provides off-road parking with access to the single garage and rear garden that is mainly laid to lawn and fully enclosed. The current owners will be leaving two garden sheds, one of which has power with the potential to be converted into a home office.



KEY FEATURES

- Three Bedrooms
- Semi-Detached
- 1.6 Miles to Cambridge North
- Perfect First Home
- Parking and Garage
- Enclosed Rear Garden





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.

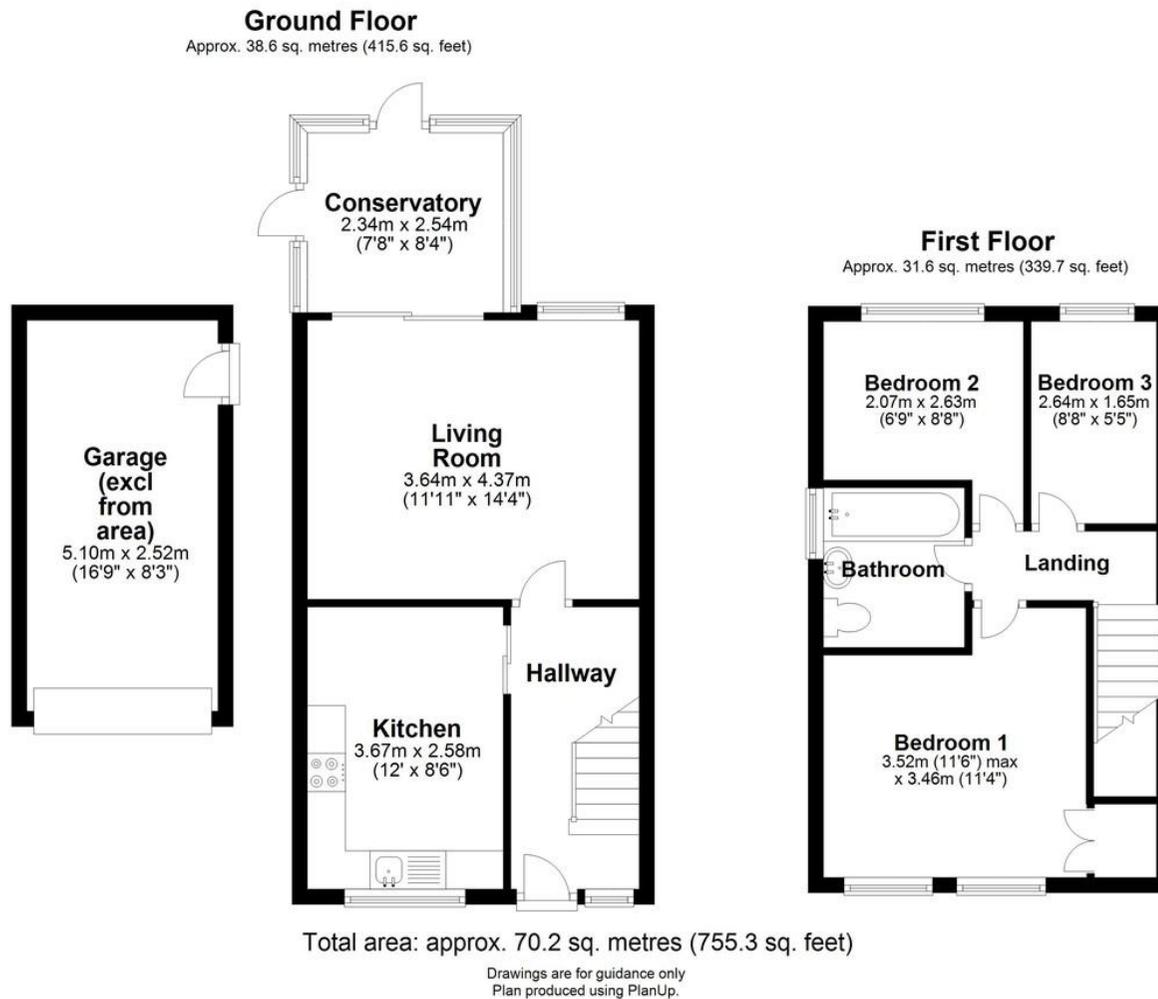


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ADDITIONAL INFORMATION

Local Authority
Cambridge City Council

Council Tax Band
Tax Band C

Services
Gas Central Heating

Transport Links
Bus and Train

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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. Hockeys 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.