



Union Lane, Cambridge, CB4 1PX
£500,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A very well-presented, three-bedroom, mid-terraced home located on Union Lane. The property offers great transport links, being situated just 2 miles from Cambridge North rail station and equidistant to the city centre. The brick-built home has great character, with a gravelled front driveway as well as further on-street parking, a modern bathroom, and a large kitchen, as well as a large rear garden with a brick-built shed. The property is conveniently being sold chain-free.

The ground floor comprises a carpeted entrance hall, leading into the kitchen to the front and the lounge to the rear of the property. In addition, the utility room behind the staircase provides access to the rear garden, with a raised wooden decking area and further grassed outside space. The kitchen provides ample storage and worktop space, with white units both base and wall-mounted, an electric double oven with a gas hob, an integrated dishwasher, and the boiler. White tiling presents a modern finish while windows to the front allow natural light throughout. The living room features panelled wooding flooring with an original fireplace and two large windows with views of the rear garden. The first floor comprises three bedrooms, and the family bathroom, finished to a modern standard with a tiled bath and overhead shower unit. Overall, the property has an impressive feel and is ready to move into.



KEY FEATURES

- Three Bedrooms
- Utility Room
- No Onward Chain
- Close to Cambridge North Station
- Parking For Multiple Cars
- EPC Rating C





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

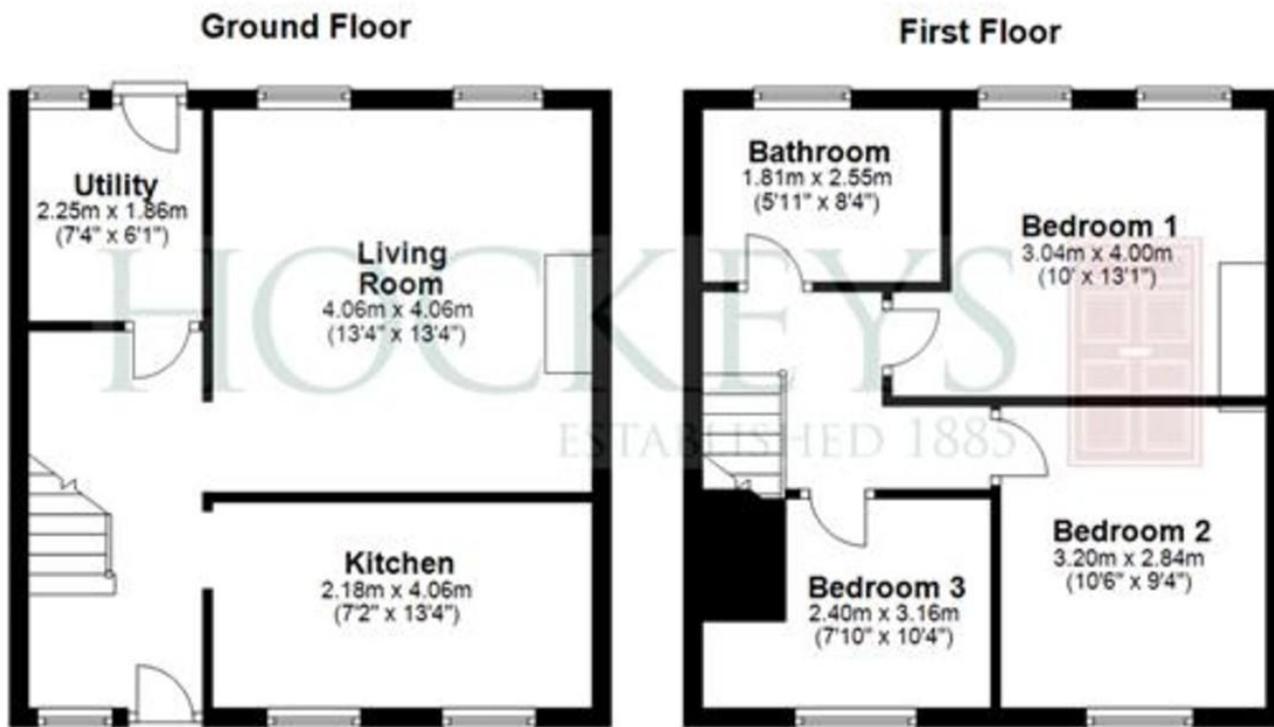
Services
Gas Central Heating

Transport Links
Bus and Train

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
No Onward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	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.