



WILLOW WALK, CAMBRIDGE, CB1 1LA

- Anglia Ruskin University - approx. 0.4 miles
- City Centre - approx. 0.3 miles
- Cambridge Train Station - approx. 1.2 miles

Central City location • 2 Double bedrooms • No onward chain • EPC rating C

DESCRIPTION

Upon entering, you are greeted by an inviting entrance hallway, complete with a radiator for comfort. The hallway leads seamlessly into the well-appointed kitchen, featuring single glazed sash windows with additional glazing to the front, illuminating the space with natural light. With its modern design, the kitchen boasts spotlights, a wall-mounted boiler, and a range of matching wall and base units providing ample storage. Integrated appliances include a full-ringed gas hob and oven, while there's also space for a fridge freezer and washing machine.

Continuing through the hallway, you'll find the spacious living room/dining room, offering a perfect setting for relaxation and entertaining. French doors lead out to the charming rear garden, while a radiator ensures warmth and comfort. Storage space under the stairs provides practicality, housing the electrics and offering additional room for belongings.

Ascending to the first floor, you'll discover a bright landing area illuminated by single glazed sash windows to the side, enhanced with additional glazing. The landing provides access to the two bedrooms and family bathroom.

A CHARMING TWO-BEDROOM END OF TERRACE PROPERTY NESTLED IN THE HEART OF CAMBRIDGE, OFFERING CONVENIENT ACCESS TO THE BUSTLING GRAFTON CENTRE AND A PLETHORA OF AMENITIES.



Bedroom one is a comfortable retreat, featuring single glazed sash windows to the rear, a radiator for warmth, and an over stairs cupboard housing the water tank, offering convenient storage solutions. Meanwhile, bedroom two enjoys single glazed sash windows to the front, complemented by a radiator for comfort.

The family bathroom offers a tranquil space to unwind, featuring extraction points and a panelled bathtub with mixer tap and overhead shower. A wash basin and low-level WC complete the suite, with tiled splashback surroundings, a radiator for warmth, and practical vinyl flooring.

OUTSIDE

The rear garden provides a delightful oasis, enclosed by wooden fence panels for privacy. A patio area offers the perfect spot for al fresco dining or relaxation, surrounded by a variety of trees and a charming trellis, creating a serene outdoor retreat.

LOCATION

Willow Walk is in a delightful area of the city, situated in a convenient location ideal for anyone requiring frequent access to the Railway Station, which has direct links to London, together with the Historic City Centre. There are a range of amenities close by, all within walking distance, including the Grafton Centre which caters for all day-to-day needs.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Willow Walk

Approximate Gross Internal Area = 695 sq ft / 64.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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