



55 NATAL ROAD, CAMBRIDGE

Carter Jonas



## 55 NATAL ROAD, CAMBRIDGE, CB1 3NY

- Addenbrookes Hospital – approx. 1.6 miles
- Cambridge Rail Station – approx. 1.1 miles
- Cambridge City Centre – 1.8 miles

- 4 Bedrooms
- No onward chain
- Semi-detached residence
- Off-street parking
- Convenient City location
- EPC rating D

Natal Road is situated some 1.6 miles from Addenbrookes Hospital and 1.8 miles from Cambridge city centre, with various cycle and bus routes lining the route. The property is also well placed to take advantage of the multitude of shops and eateries situated nearby on Mill Road, one of the city's most avant-garde and diverse neighbourhoods.

Accessed via a convenient front porch, the property provides light and well-considered accommodation. The property is ideally suited for family living; however, it will require modernisation throughout. On the ground floor there are 2 good sized reception rooms and kitchen to the rear, providing access to the garden. A large, double-glazed bay window to front aspect provides a profusion of natural light, a theme that is continued throughout the property.

On the first floor, there are 4 bedrooms, 3 of which will comfortably accommodate double beds, with a third smaller bedroom, which would be well suited for use as a home office or study. There is also a family shower room comprising a pedestal sink, double width shower cubicle and WC.

Externally the rear garden is of particular note, primarily laid to lawn and with a selection of mature trees and shrubs providing high levels of privacy. The property also offers private driveway parking for at least one vehicle and features an integrated single garage that extends through to the rear of the property, providing pedestrian access to the garden beyond.

**AN EXCITING OPPORTUNITY TO ACQUIRE THIS 4-BEDROOM, END OF TERRACE FAMILY HOME IN A CUL-DE-SAC LOCATION. REQUIRING MODERNISATION THROUGHOUT THIS PROPERTY IS IDEALLY POSITIONED.**





**ADDITIONAL INFORMATION:**

**TENURE:** Freehold

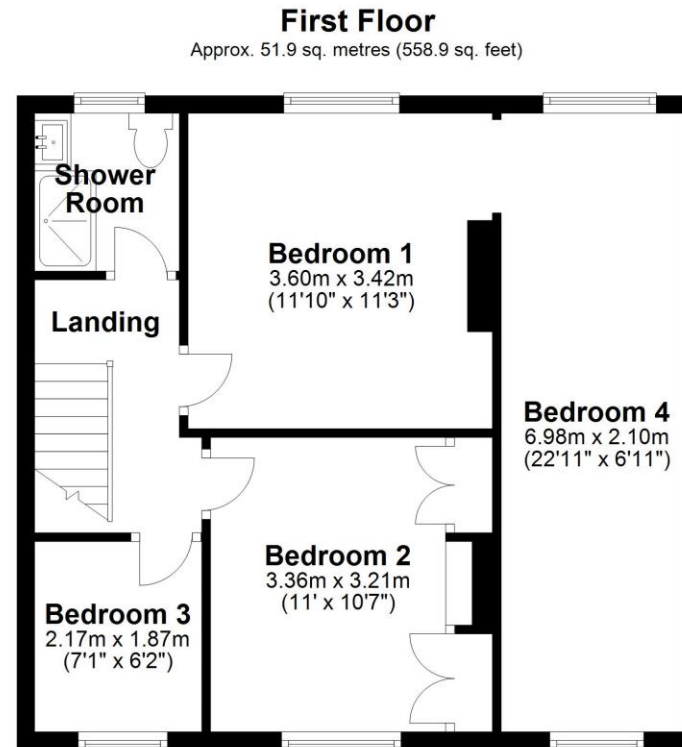
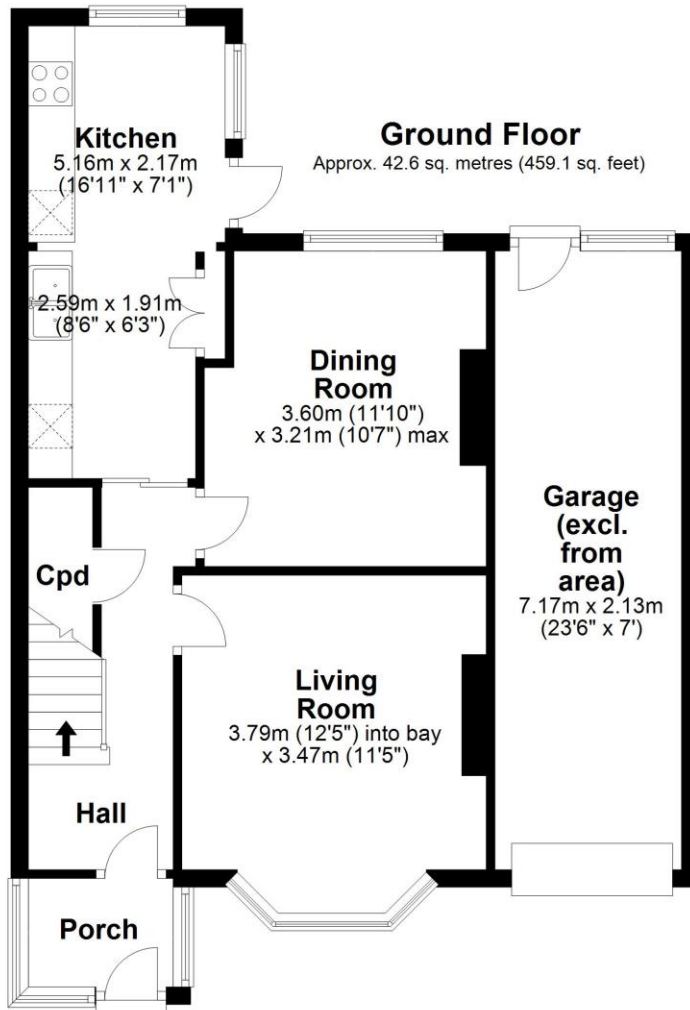
**SERVICES:** Main services of water, gas, electricity and drainage are connected

**LOCAL AUTHORITY:** Cambridge City Council

**COUNCIL TAX:** Band C

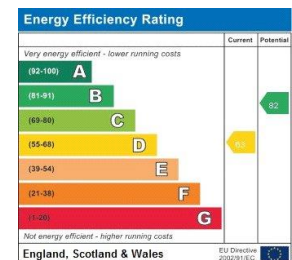
**VIEWING:** Strictly by arrangement with the selling agent Carter Jonas  
01223 403330





Total area: approx. 94.6 sq. metres (1017.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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Classification L2 - Business Data