



5 NURSERY WALK, CAMBRIDGE, CB4 3PR

- University West Cambridge Site - approx. 1.4 miles (by foot / cycle)
- Magdalene Bridge & River - approx. 1 mile
- Cambridge Science Park - approx. 2.4 miles

4 Bedrooms • 2 Reception rooms • Kitchen • Downstairs W.C. • Utility • Garage • EPC rating C

DESCRIPTION

5 Nursery Walk is a modern and versatile 4 bedroom family home providing bright and spacious accommodation. The spacious living room which opens into the garden provides a good family / entertaining space. The kitchen is well-appointed with a range of fitted units and appliances and is complimented by a separate, utility room.

Upstairs, there are four bedrooms, one with en-suite facilities and a family bathroom. The family bathroom has been tastefully re-fitted in a modern style.

OUTSIDE

The property benefits from mature front and rear gardens which are bordered by a range of shrubs, hedging and small trees. At the side of the property is a single, detached garage with driveway parking in front for 2 vehicles and a shed behind.

LOCATION

Nursery Walk is a development built in 1988 just off Richmond Road which is a highly regarded residential no-through road off Huntingdon Road. There are pedestrian routes to a very good range of local facilities serving the district including a parade of shops on Histon Road, the Histon Road recreation ground and the popular Mayfield Junior School. The location should prove very convenient for anyone needing access to the city centre, the University, the science and business parks and the region's main commuter routes (A14/A1/M11).

A WELL-PRESENTED, MODERN 4 BEDROOM DETACHED HOUSE, SITUATED IN THIS POPULAR, CONVENIENT AND QUIET NORTH CITY LOCATION.



ADDITIONAL INFORMATION

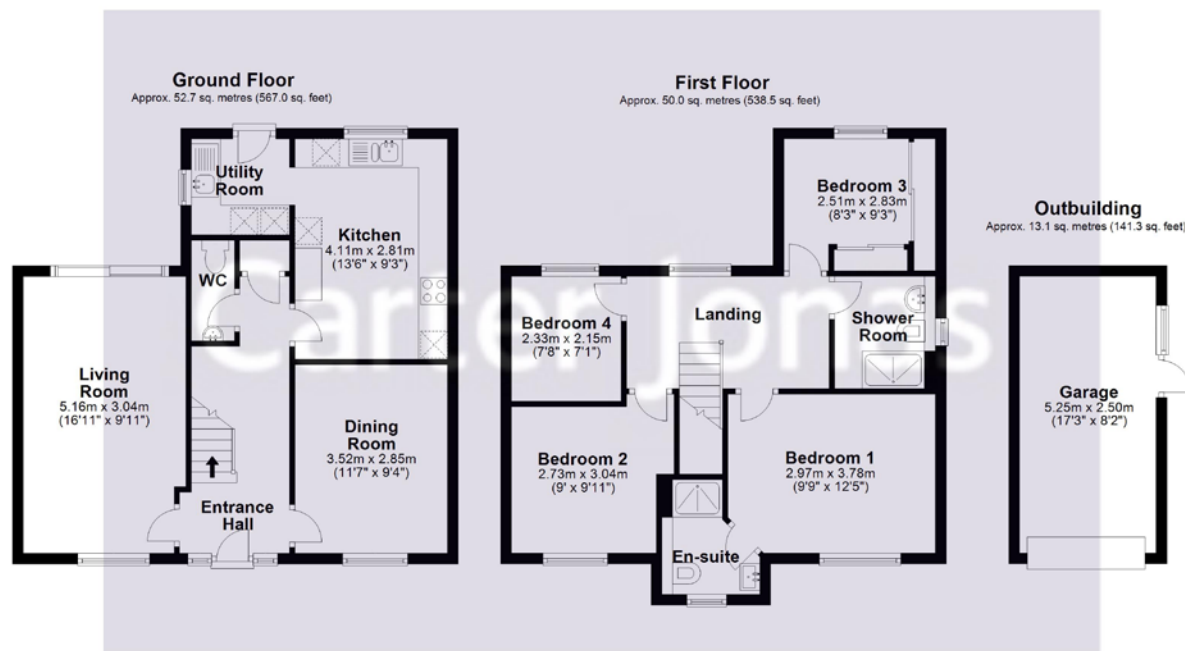
Tenure: Freehold

Services: Mains gas, electricity and water

Local Authority: Cambridge City Council

Viewings: Strictly by the selling agents Carter Jonas 01223 472011





Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(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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