



**6 NURSERY WALK**  
Cambridge

**Carter Jonas**



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## 6 NURSERY WALK, CAMBRIDGE, CB4 3PR

- City Centre – approx. 1.5 miles
- Science Park – approx. 2 miles
- A14 – approx. 1 mile

4 Bedrooms • 2 Reception rooms • Kitchen • Downstairs cloakroom/WC • Family bathroom • Driveway • Garage • EPC rating D

### DESCRIPTION

The property has been in the present ownership since it was built, circa 1989 and whilst requiring modernisation, the property provides spacious accommodation throughout.

The ground floor is accessed via a generous entrance hall which provides access to all of the principal ground floor accommodation, which includes, sitting room, dining room, W.C., and kitchen breakfast room with adjoining, separate utility.

Upstairs there are two double bedrooms and two single bedrooms. The larger of the two double bedrooms benefits from an en-suite shower room. There is also a separate family bathroom.

### OUTSIDE

There is driveway parking and a detached brick built garage. To the rear is a private enclosed garden which is paved to create a useable and low maintenance outside space.

## DETACHED CITY HOME IN A PEACEFUL NO-THROUGH ROAD LOCATION BETWEEN HUNTINGDON ROAD AND WINDSOR ROAD.





## LOCATION

Nursery Walk offers a very pleasant, established residential environment with wide-ranging shopping and other facilities just around the corner. Mayfield Primary School is just a short walk from the property and Chesterton Community College is approximately 0.6 miles away. From the property there is easy access to peripheral areas of the city such as the Science & Business Parks at Milton and Cambridge North Railway Station. There is also a regular and frequent bus service along Histon Road into the city centre.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

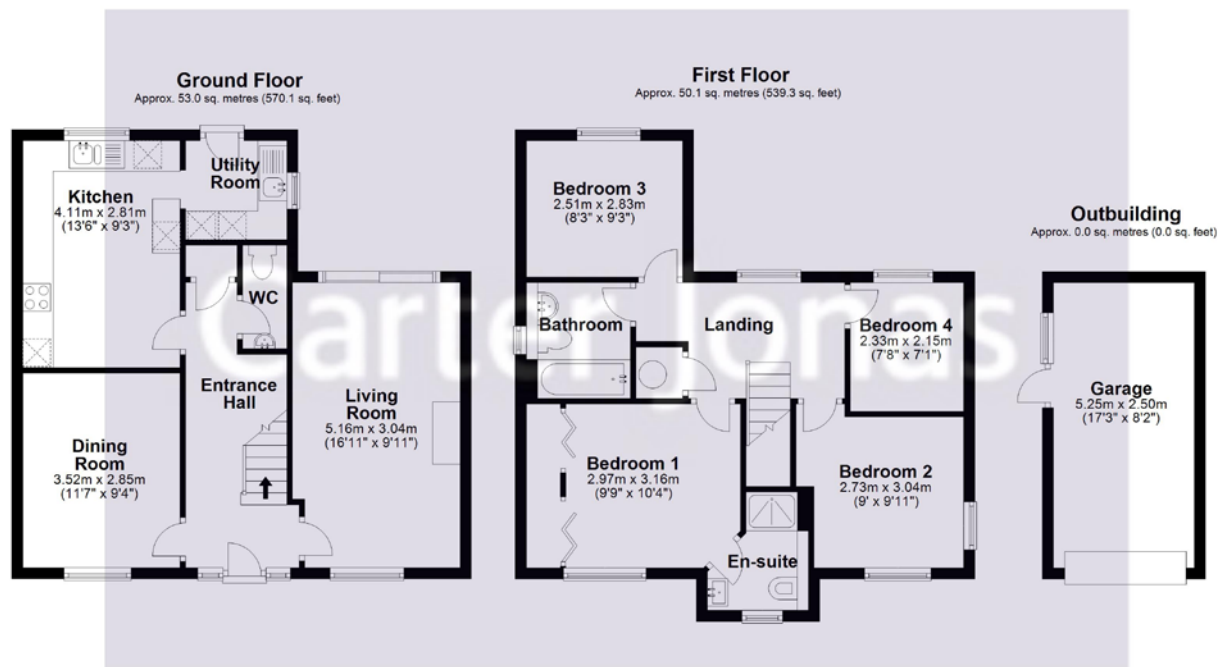
**Services:** Mains gas, electricity and water

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by the selling agents Carter Jonas 01223 472011







Total area: approx. 103.1 sq. metres (1109.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		??
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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