



25 Ward Road, Cambridge, CB1 3SY



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

25 Ward Road | Cambridge | CB1 3SY

Guide Price £570,000

- Semi-detached home
- 3 bedrooms
- 2 Reception rooms
- Detached garage
- Large rear garden
- Driveway for up to 3 cars
- No onward chain
- Close to city centre & Cambridge Train Station

The Property

25 Ward Road is a semi-detached, 3 bedroom home, located in the popular ward of Coleridge. This 1950's property is nestled within a well-regarded street, close to a number of local amenities which includes a Sainsburys supermarket, a number of public house's, restaurants and regular public transport links.

The Setting

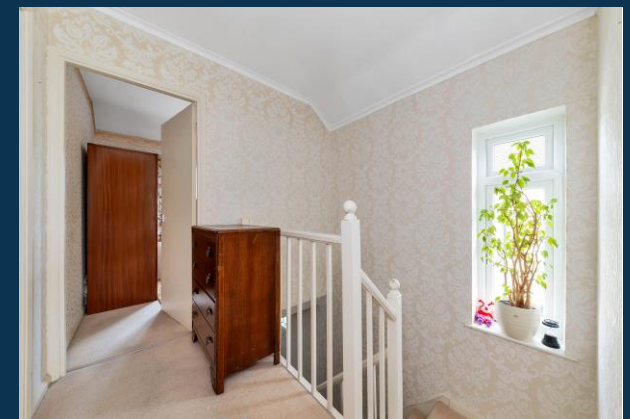
The ward of Coleridge is conveniently situated just a few minutes from Cambridge's famous Mill Road, which boasts a huge selection of small, independent businesses, ranging from a vast variety of shops, pubs and international cuisine. Ward Road connects to both Perne Road and Mowbray Road, allowing easy access to Addenbrookes Hospital and the historical city centre.

The Accommodation

The spacious entrance hall has stairs to the first floor, and a useful downstairs WC. The entrance hall also provides access to all principle rooms, which include a well equipped and practical kitchen, and two further spacious reception rooms, allowing for complete versatility. Upstairs, there are three good size bedrooms, two of which are double in size and benefit from having built-in wardrobe space. The family bathroom is mainly tiled and has a panelled bath with shower over, low level WC and handwash basin.

Outside

Outside, the property is set back off the road behind a driveway for up to three cars. A side gate provides access to a fully functioning, detached garage. Of particular note, the rear garden is large and is mainly laid to lawn with a selection of mature trees.





Tenure – Freehold

Property Type – Semi-detached

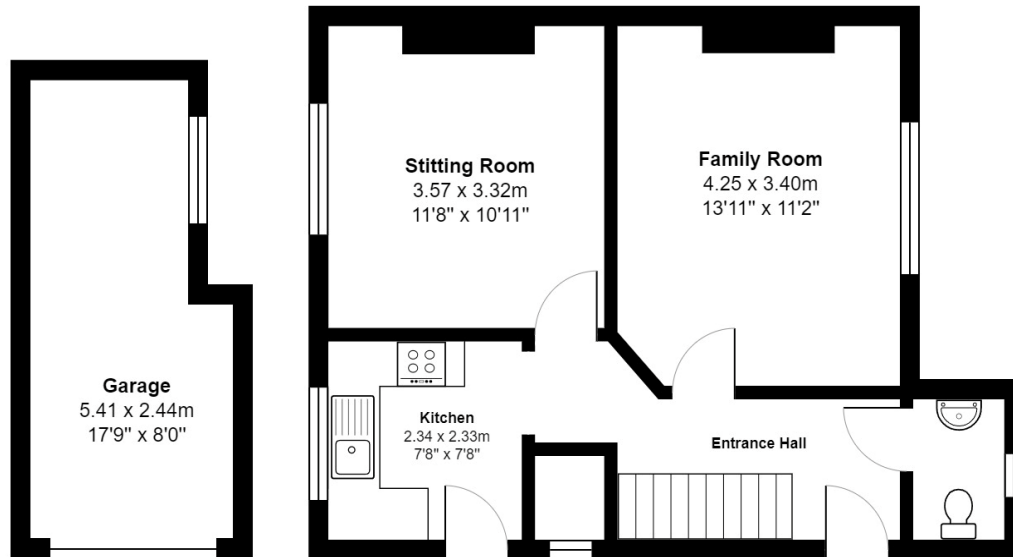
Local Authority – Cambridge City Council

Council Tax – C

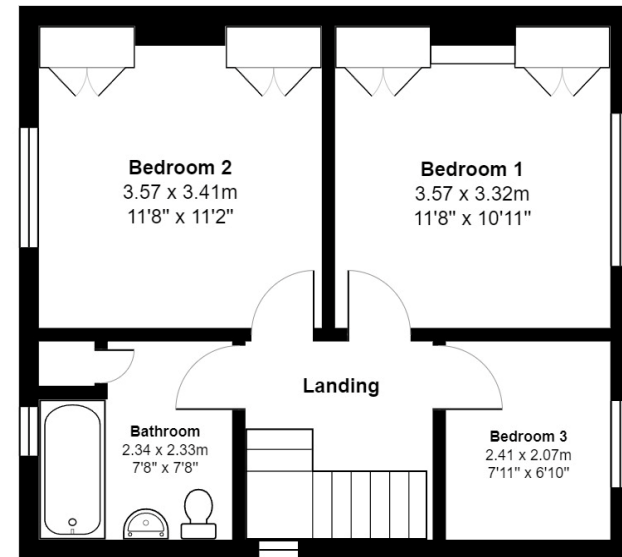
EPC – TBC



Ground Floor



First Floor



Total Area: 85.7 m² ... 923 ft² (excluding garage)

All measurements are approximate and for display purposes only

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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