



109 SPEEDWELL CLOSE
Cherry Hinton

Carter Jonas

109 SPEEDWELL CLOSE, CHERRY HINTON, CAMBRIDGE, CB1 9YS

- Cambridge Rail Station - approx. 2 miles
- Cambridge North Rail Station - approx. 2.7 miles
- Shelford (Cambs) Rail Station - approx. 3.3 miles
- Waterbeach Rail Station - approx. 5.2 miles

Two bedrooms · Immaculately presented · No Chain ·
Quiet cul-de-sac · Garage · Recently refurbished · EPC
rating D

DESCRIPTION

On entering the property there is an entrance hall and a bright reception room. The kitchen is modern and recently fitted, with a range of units fitted to base and eye-level with integrated appliances.

Upstairs in the property there are two double bedrooms and a recently re-fitted modern bathroom.

OUTSIDE

There is a private enclosed garden and separate garage.

LOCATION

Cherry Hinton is a popular residential area situated to the south of the city. It offers excellent local amenities including a variety of shops, cafes and public house, as well as doctors and dentists' surgeries and schooling. A Tesco superstore is also within walking distance. There is a regular bus service into the city and the station along with the open, recreational spaces of Cherry Hinton Hall. The village is superbly located for access to major road links including the A11, A14 and M11 along with the Science/ Business Parks in the area and Addenbrookes' Hospital.

A BEAUTIFULLY PRESENTED AND RECENTLY REFURBISHED TWO-BEDROOM END OF TERRACE PROPERTY IN THIS QUIET RESIDENTIAL AREA IN CHERRY HINTON.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

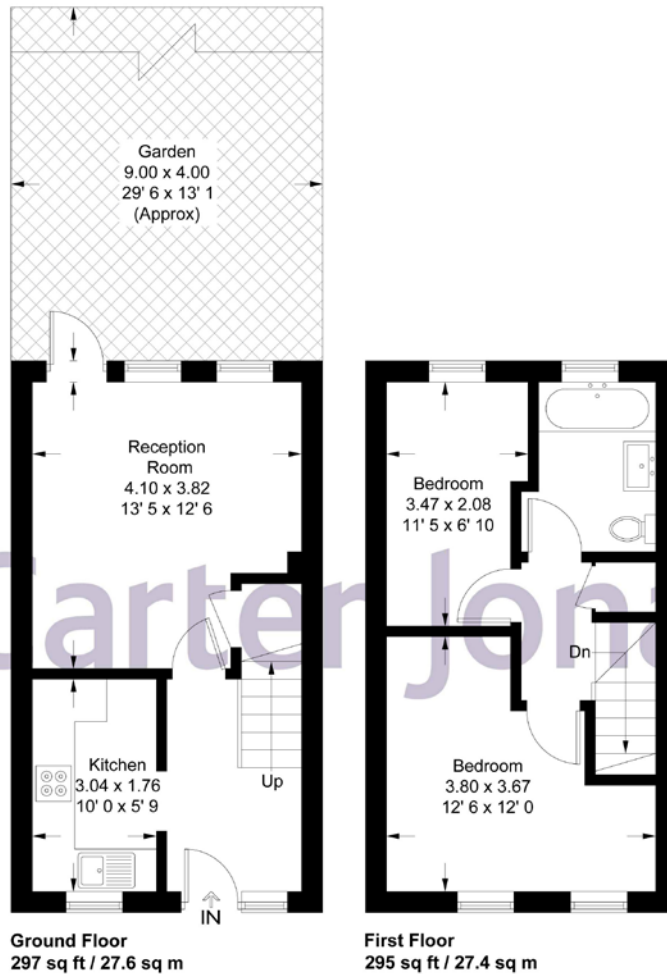
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330



Speedwell Close

Approximate Gross Internal Area = 592 sq ft / 55 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		
(69-80) C		79
(55-68) D	59	
(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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Offices throughout the UK



IMPORTANT INFORMATION

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