



Gunning Way, Cambridge  
CB4 3SQ



pocock & shaw  
Residential sales, lettings & management



19 Gunning Way  
Cambridge  
Cambridgeshire  
CB4 3SQ

A spacious 3 bedroom semi-detached family home on a good sized plot in an established and sought after area to the north side of the city

- Three double bedrooms
- First floor bathroom
- Spacious sitting/dining room with parquet flooring
- Electric storage heating
- Mainly double glazed
- Garage and driveway parking
- Southerly facing rear garden
- No upward chain

Guide Price £495,000





Built to a traditional brick construction under a pitched tiled roof, this semi detached 3 bedroom home offers spacious accommodation with a generous sitting room and a kitchen/breakfast room. To the first floor there are 3 generously proportioned bedrooms and also a bathroom.

Gunning Way is a residential road located just off Perse Way to the north side of the city and provides extremely good access with the use of public transport through to the historic city centre.

**GROUND FLOOR** Double glazed sliding door and glazed side panel to;

**PORCH** with glazed door to;

**ENTRANCE HALLWAY** with stairs to first floor, storage heater, radiator, parquet wood flooring.

**SITTING/DINING ROOM** 22'5" x 11'0" (6.84 m x 3.35 m) with windows to front and rear, tiled fireplace with inset solid fuel fire (heats radiator in hallway), two electric storage heaters (Creda model only about a year old), parquet wood flooring.

**KITCHEN/BREAKFAST ROOM** 10'11" x 10'4" (3.34 m x 3.14 m) with window to rear, range of fitted units, sink unit with drainer, electric cooker, fridge/freezer, electric storage heater, part glazed door to

**UTILITY ROOM** 8'0" x 6'4" (2.43 m x 1.93 m) with part glazed door and window (not double glazed) to lean-to, Butler sink with tiled splash back, Indesit washing machine, electric storage heater

**COVERED LEAN-TO** 10'10" x 7'5" (3.29 m x 2.25 m) part open with door and glazed panel to rear, gate to carport.

## FIRST FLOOR

**LANDING** with window to half-landing, loft access hatch.

**BEDROOM 1** 12'11" x 11'0" (3.93 m x 3.35 m) with window to rear, electric storage heater.

**BEDROOM 2** 11'0" x 9'2" (3.35 m x 2.79 m) with window to front, electric storage heater

**BEDROOM 3** 11'0" x 9'2" (3.36 m x 2.79 m) with window to rear, electric storage heater

**BATHROOM** with window to front, panelled bath with fully tiled surround and glass shower screen over, vanity wash handbasin, WC with concealed cistern, wall mounted electric convector heater, heated towel rail, doorway to airing cupboard with factory lagged hot water tank and slatted wood shelving, ceramic tiled flooring.

**OUTSIDE** Good sized front garden/driveway area set behind a brick retaining wall. Parking for several cars, with covered side area/carport (6.9m x 2.52m tapering to 1.09m) and a brick built garage with timber double doors to front.

The rear garden enjoys a sunny southerly aspect with a good degree of privacy. The garden could now do with some cutting back but we believe it extends to approximately 75ft from the rear of the house.

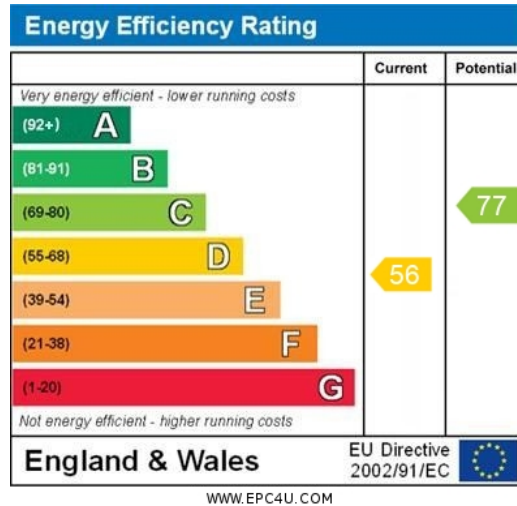
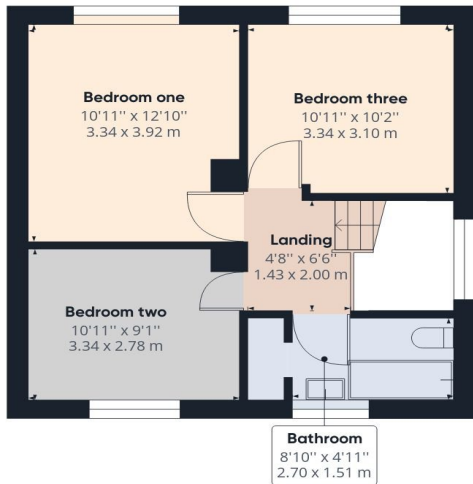
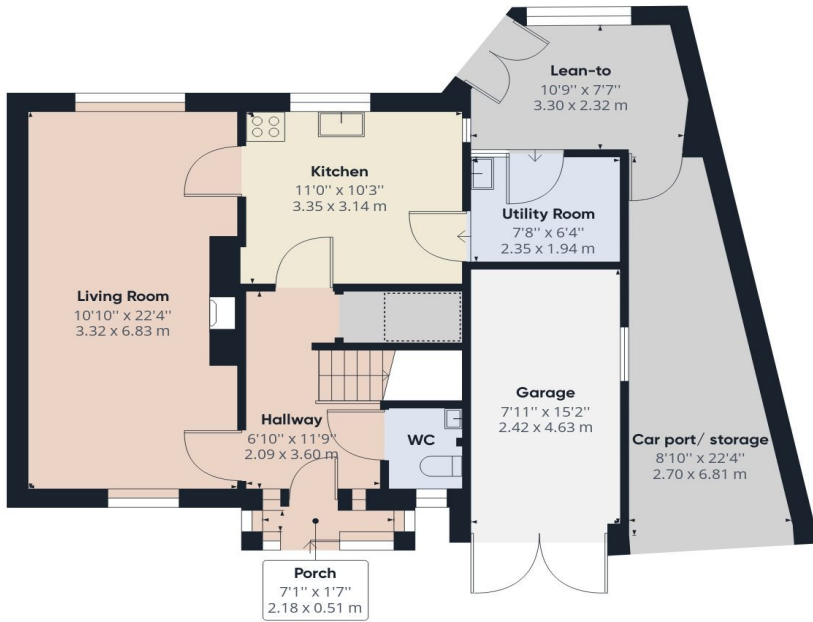
**COUNCIL TAX** Band D

**SERVICES** All main services but gas currently not connected

**TENURE** The property is freehold

**VIEWING** By prior arrangement with Pocock & Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested