



**36 KERRIDGE CLOSE**  
Cambridge

**Carter Jonas**



## 36 KERRIDGE CLOSE, CAMBRIDGE, CB1 2QW

- Cambridge - approx. 0.5 miles
- Cambridge North - approx. 1.6 miles
- Shelford (Cambs) - approx. 3.7 miles

Sought after location · Driveway parking · South facing garden · Ideal for first time buyers or investors · Easy access to Cambridge Railway Station · Two bedrooms · EPC rating D

### DESCRIPTION

Situated just a short stroll away from the Grafton Centre, Beehive Centre, and within walking distance of the Cambridge Railway Station, this property offers a prime location.

The current owners have poured their care and attention into renovating this home, resulting in an abundance of storage, a brand-new kitchen, upgraded windows and doors, and an optimized use of space throughout.

The accommodation comprises an inviting entrance hall, a spacious lounge/diner, two well-appointed bedrooms, and a modern bathroom.

### OUTSIDE

The property features a delightful south-facing rear garden with convenient rear pathway access. At the front of the house, you will find a neatly block-paved driveway, providing space for one vehicle.

This property is equally ideal for first-time buyers or investors looking for a smart and well-located opportunity.

**CARTER JONAS IS EXCITED TO PRESENT THIS EXTENSIVELY RENOVATED TWO-BEDROOM TERRACED HOME, BOASTING THE ADDED CONVENIENCE OF DRIVEWAY PARKING.**





## LOCATION

Nestled between Ainsworth Street and Sturton Street, Kerridge Close is ideally situated just about a mile southeast of the bustling city center's market square. Its location proves to be exceptionally convenient, especially with the vibrant Mill Road, with a diverse array of shops, restaurants, and various amenities, lying close by.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services except gas are believed to be connected to the property

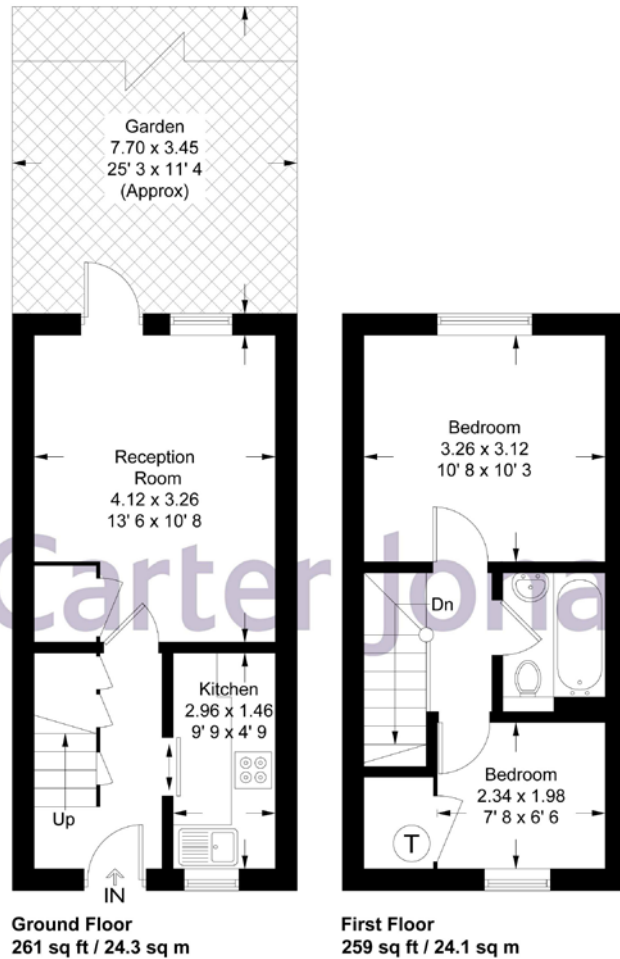
**Local Authority:** Cambridge City Council

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

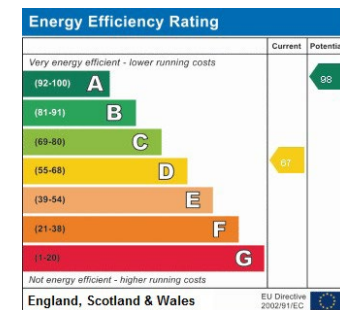


## Kerridge Close

Approximate Gross Internal Area = 520 sq ft / 48.4 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.



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