



A link detached family home, requiring modernisation, conveniently placed for access to the Cambridge City Centre and Addenbrooke's Hospital.

In brief

City Centre 3.75 miles, Mainline Railway Station 3.5 miles, M11 (junction 12) 6 miles (distances are approximate)

Gross internal area: 970 sq ft (90.1 sq m)

20 VALERIAN COURT, CHERRY HINTON
£435,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen, Conservatory
- First Floor: 3 Bedrooms, Bathroom
- Outside: Garage, Store, Front and Rear Gardens

Situation

Cherry Hinton is a well served village, conveniently situated on the eastern outskirts of Cambridge. There is an excellent range of facilities including a variety of shops, bank, building society, hairdressers, barber, pharmacy, opticians, restaurants, public houses, recreation ground, social club, parish church, primary school and the highly regarded Netherhall School (about 1 mile), provides secondary and sixth form education.

The nearby A14 provides excellent road links to Cambridge Science Park, the M11 to the west and to the A11 and Newmarket, recognised as the headquarters of the British racing industry, to the east. There is also a mainline railway station at Cambridge with services to London's King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively.

Description

20 Valerian Court was built in the early 1990s and is constructed with brick elevations under a tiled roof. Marketed for the first time in nearly 30 years, the property requires modernisation and provides prospective purchasers with an ideal opportunity to carry out future alterations and improvements to their own particular taste and standard, subject to any necessary planning consents being obtained.

Outside

Positioned in the corner of the cul de sac, there is an area to the front of the property containing established shrubs. A driveway provides off road parking and leads to a single Garage with a personal door to rear garden and access to separate store. The enclosed rear garden is mainly laid to lawn with well stocked, mature flower and shrub beds, and contains a raised paved terrace and garden shed.



Property Highlights

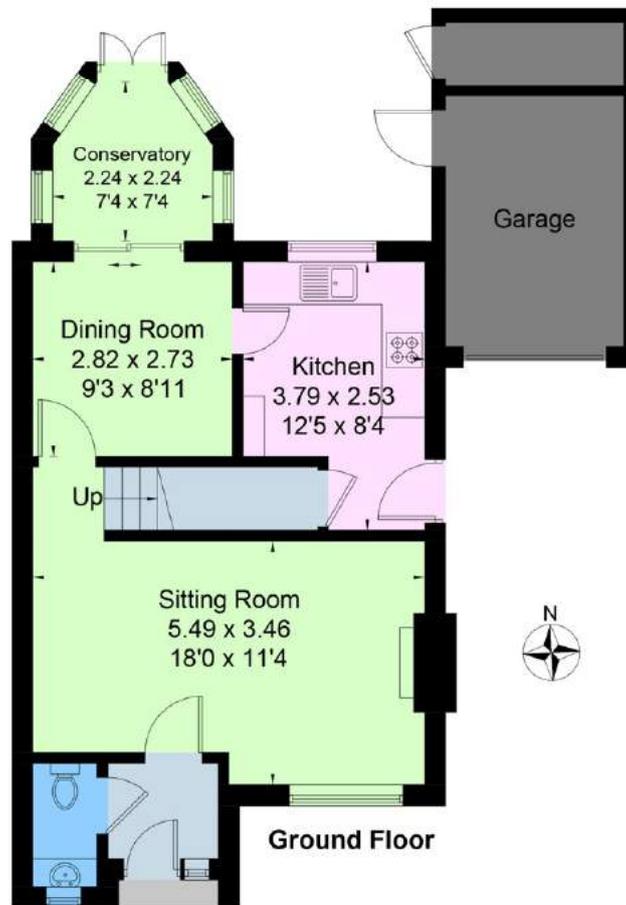
- Dining Room with French doors to Conservatory
- Sitting Room 18' x 11'4 (5.49m x 3.46m)
- 3 Bedrooms and a re-fitted Family Bathroom
- Gas fired central heating
- Driveway and Single Garage
- No onward chain

**20 VALERIAN COURT,
CHERRY HINTON,
CAMBRIDGE CB1 9YP**

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft
(Excluding Garage)



First Floor



Ground Floor

NOT TO SCALE: For guidance purposes only.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

South Cambridgeshire District Council
0345 045 0500

Outgoings

Tax Band: D
Tax Payable 2019/2020: £1,824.88

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

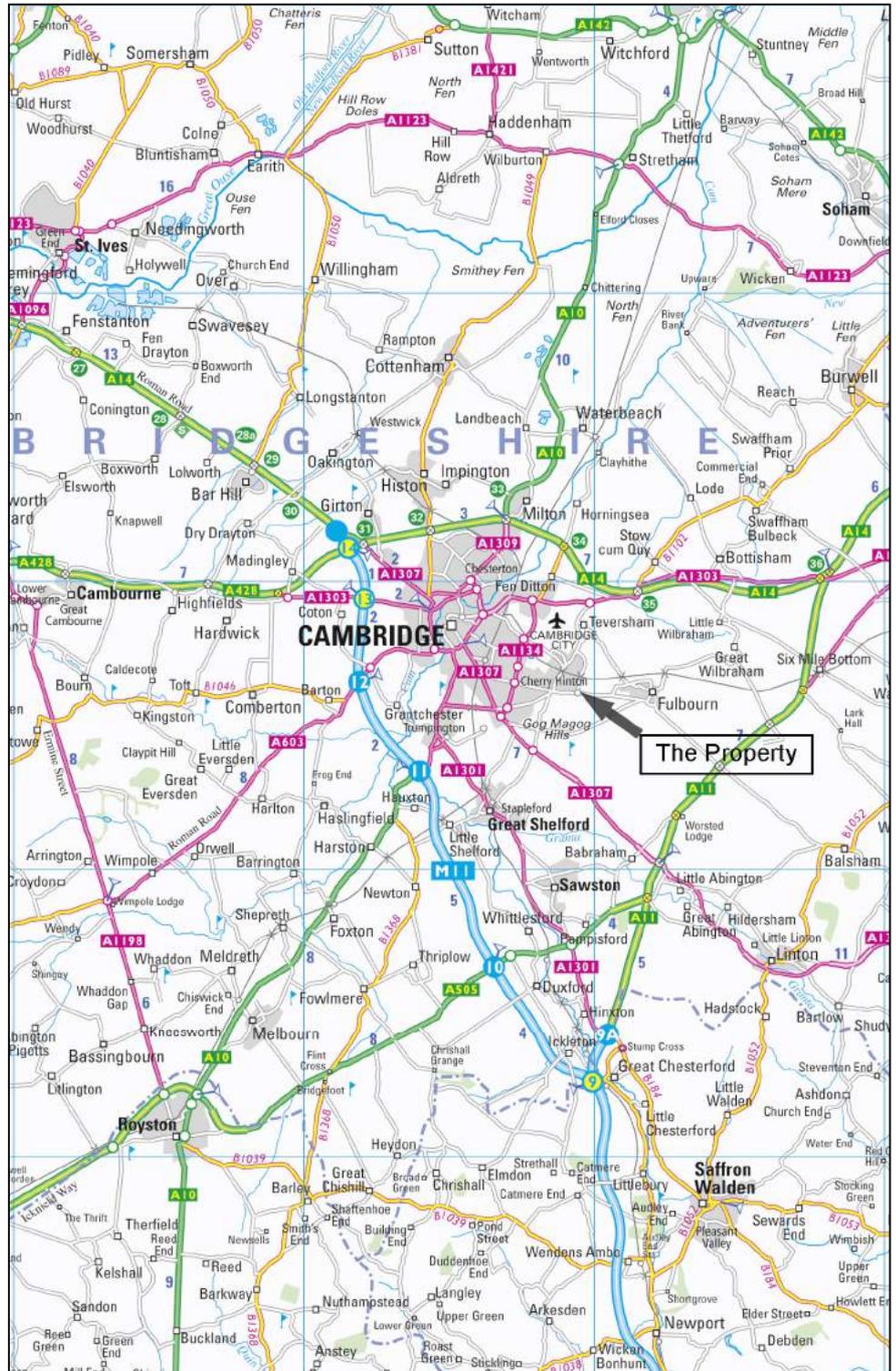
Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating C



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.