





## BALDOCK WAY, CAMBRIDGE, CB1 7UU

- Cambridge Railway Station - approx. 1.5 miles (15 mins walk)
- Addenbrookes Biomedical Campus - approx. 1.1 miles
- Cambridge City Centre - approx. 2.1 miles

Charming pre-war home • Reclaimed parquet flooring  
• Authentic & characterful features throughout •  
Spacious four bedrooms • Mature gardens • No chain •  
EPC rating C

### DESCRIPTION

Whilst the property would benefit from some modernisation, it presents an excellent opportunity to create a home that blends period charm with contemporary style. A particularly special feature is the reclaimed parquet flooring, sourced from the local primary school, which adds both warmth and history to the ground floor.

The accommodation is generously proportioned, with well-sized rooms that enjoy an abundance of natural light.

On the ground floor, the welcoming entrance hall opens into a spacious sitting room with a feature open fire, leading through to a sun room, previously used as a library or study, which enjoys sliding glass doors opening directly onto the garden.

On the opposite side of the house is the dining room and kitchen, with dual-aspect windows that flood the space with natural light. The parquet flooring continues seamlessly into these areas. The kitchen is fitted with a range of wall and base units providing access to the garden.

Upstairs, the first floor offers four well-proportioned bedrooms, including a large principal bedroom, together with a family bathroom. Each room feels light and airy, reinforcing the overall sense of space throughout the home.

**THIS CHARMING PRE-WAR 4 BEDROOM HOME RETAINS MANY ORIGINAL FEATURES, OFFERING AN AUTHENTIC SENSE OF CHARACTER THROUGHOUT.**





## OUTSIDE

At the front of the property is a large driveway which is the width of the home and therefore offers off-street parking for multiple vehicles. To the rear of the home is a mature garden that offers a variety of shrubs and trees and whilst is mainly laid to lawn there is also a paved area directly outside the home and a path leading to a sizable shed ideal for bike storage.

## LOCATION

Baldock Way, running between Blinco Grove and Glebe Road, is ideally located for easy access to the city centre, the railway station, and the M11. The area is well served by local shops, churches, and a public library, with Morley Memorial Primary School and Homerton Nursery both within walking distance. A range of state and independent schools, along with sixth form colleges, can be found on the south side of the city. The property is also conveniently placed for Addenbrookes Hospital, Cherry Hinton Hall, and Cambridge Leisure, which offers a cinema, bowling alley, and a selection of shops including Tesco Extra.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

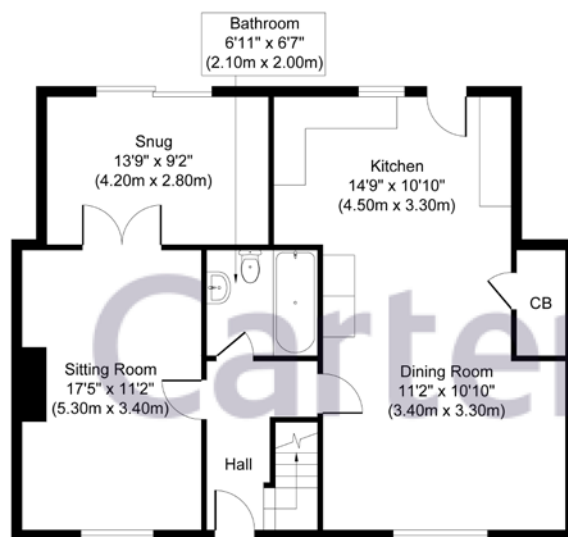
**Services:** Mains gas, electricity and water connected

**Local Authority:** Cambridge City Council

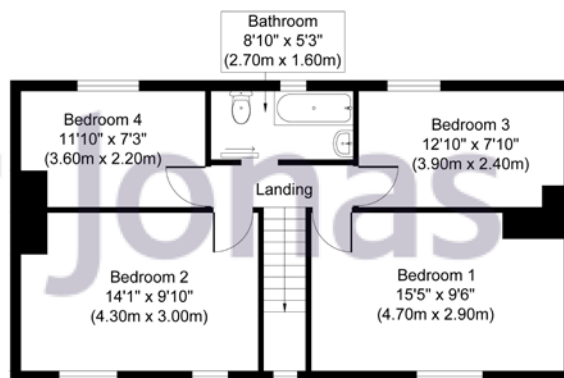
**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330







**Ground Floor**  
Approximate Floor Area  
862 sq. ft  
(80.10 sq. m)



**First Floor**  
Approximate Floor Area  
588 sq. ft  
(54.59 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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