



Impala Drive

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A 2 bedroom house with garage and south-facing garden, situated east of the city centre in a peaceful cul-de-sac and for sale with the benefit of no onward chain.

Guide Price:  
£325,000

Impala Drive,  
Cambridge, CB1 9XJ



This established 2 bedroom mid-terraced house has been well cared for by its owner and enjoys a pleasant position set back behind mature trees in a peaceful cul-de-sac.

On the ground floor the entrance hall leads through to a bay-fronted living room with a study area. The kitchen/dining room has been fitted with a range of units and offers space for various appliances. The room benefits from southerly aspects and has a door leading on a patio area.

Upstairs are 2 bedrooms, both are comfortable doubles. There is also a first floor bathroom fitted with a 3-piece-suite. The landing has access to a substantial loft space which has been boarded, includes lighting and a pull-down ladder.

Outside the front of the property is set back behind an open-plan garden with mature trees to the front. There is a single garage with parking space located just opposite the property. The south-facing rear garden has been well tended and is bordered by a number of mature shrubs and trees.



Agents Note: we understand that No.47 has a pedestrian right-of-way across the bottom of No.49.





60 sqm / 650 sqft

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92 sqm / 0.02 acre

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Mid-terraced house

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2 bed, 1 recep, 1 bath

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Garage and driveway

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1986

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EPC - D / 64

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Council tax band - C

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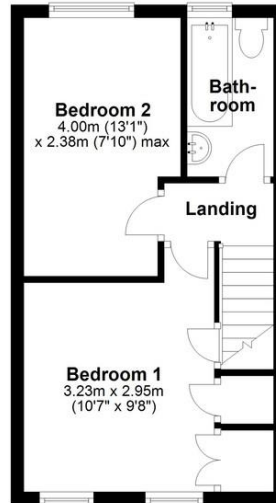
## Ground Floor

Approx. 31.0 sq. metres (334.1 sq. feet)



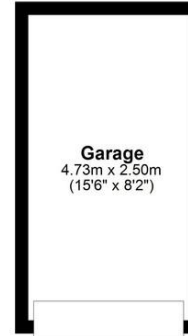
## First Floor

Approx. 17.5 sq. metres (188.6 sq. feet)



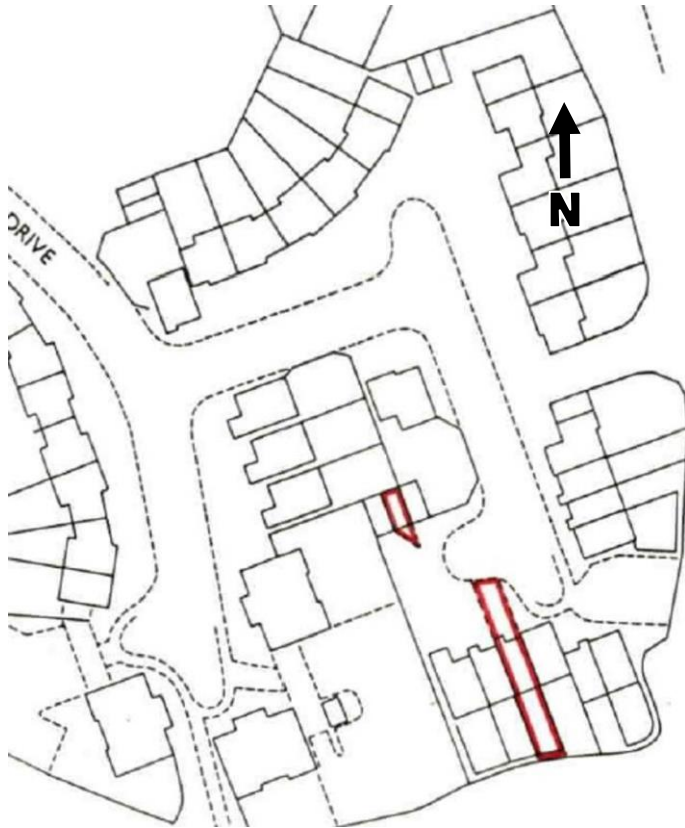
## Outbuilding

Approx. 11.8 sq. metres (127.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Impala Drive is a peaceful residential cul-de-sac, conveniently situated just off Gazelle Way within easy reach of the local amenities. Cherry Hinton is a thriving, sought-after suburb just south east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools which feed Netherhall secondary school. The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

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