

Property details **approval form**

5 Nuns Way, Cambridge, Cambridgeshire, England, CB4 2LU

Date: 19 June 2026 **Property Ref and Version:** ORP102341 - 0012

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

T 01223 426139 **E** orchardpark@sharmanquinney.co.uk

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◆ Price

£375,000

Tenure: Freehold

◆ Key Features

- Mid Terrace family home
- Three / four bedrooms
- Versatile Layout Throughout
- Spacious and bright living room
- Studio/Workshop
- New and Replaced boiler in May 2026
- Desirable Location
- EPC is TBC
- EPC Rating: C

◆ Short Description

A generously sized three/four bedroom family home set in a popular position on Nuns Way, Cambridge.

◆ Directions

◆ Agent Note

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◆ Description

Located on Nuns Way, this family home presents an excellent opportunity for both first time buyers and home movers. The ground floor features a modern kitchen with integrated appliances and ample space for a dining table, providing a functional and comfortable area for family life.

The property has been thoughtfully reconfigured, with the original living/dining area converted into a fourth bedroom. The living room is bright and versatile, offering plenty of space for a range of furniture layouts. Should the new owners prefer the original arrangement, reinstating the former living/dining space would be straightforward.

A dedicated study and home office provides an ideal environment for remote working or quiet focus. Completing the ground floor is a well appointed shower room, adding further convenience for busy households.

Upstairs, the home offers three well-presented bedrooms. Bedroom one is a generously proportioned double, providing a calm and comfortable retreat with a large, fitted wardrobe and room additional furnishings. Bedroom two is also a well sized double, ideal for guests or family members. Bedroom three offers impressive versatility, whether used as a child's room, guest space, dressing room, or home office.

The loft has been fully updated and now features complete carpeting, boarding, insulation throughout, and fully installed power and electrics.

Externally, the property includes a useful studio/workshop, ideal for hobbies, storage, or practical workspace. There is residents' parking available on the street, providing convenient access for the household. The home was extended to the front in 1990, giving additional space, and it still retains its original flooring with oak flooring throughout the ground floor. The boiler was replaced in May 2026, offering improved efficiency for the new owners.

All measurements are stated on the floorplan

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◆ **Property Images**

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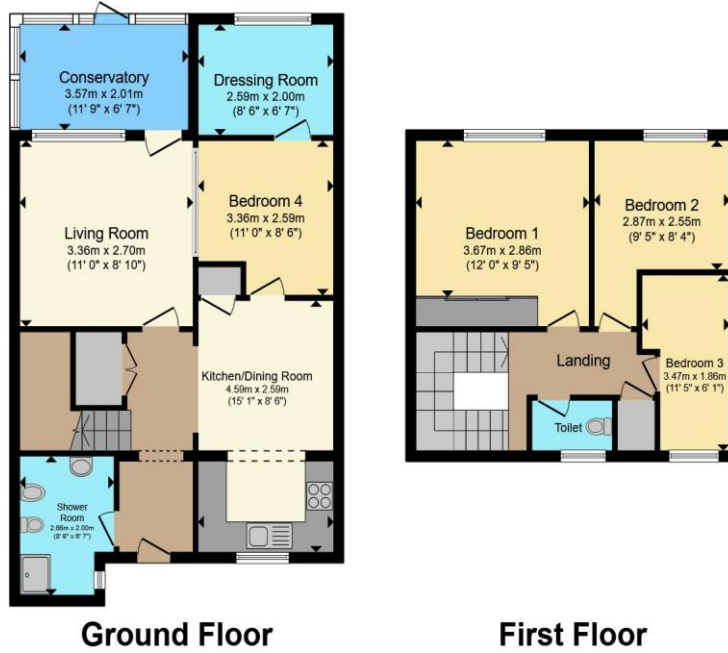
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◆ Floor Plan



Total floor area 111.1 m² (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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◆ Approval

	Signature	Date
Oliver Roper-Gibbs		
Mr R.A. Ray		

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