



MARSHALL ROAD, CAMBRIDGE, CB1 7TY

- Cambridge Railway Station - approx. 1.1 miles
- Addenbrookes Hospital - approx. 1 mile
- Cambridge City Centre - approx. 1.6 miles

Incredibly sought after location • Impressively presented throughout • Residents permit parking • Charming & private rear garden • Close to 1,000 sq.ft of accommodation • Moments from Addenbrookes Hospital • EPC rating D

DESCRIPTION

Offering close to 1,000 sq.ft of abundantly stylish accommodation comprising an entrance hall, sitting room, dining room, kitchen, conservatory, three bedrooms and a bathroom. Externally enjoying a small partially enclosed front courtyard offering a divide between the front door and pathway, and a pleasant and spacious rear garden.

Entering into the entrance hall with exposed floorboards and decorative original corbels. The sitting room, which is open to the spacious dining room, offers a large bay-window and an ornate original fireplace. The kitchen is stylishly fitted with units and drawers with worktops and an inset sink and drainer. Integrated appliances include an oven, hob, dishwasher and fridge-freezer. The conservatory is positioned off of the kitchen and leads to the rear garden terrace.

Stairs rising to the staggered level landing that provides access to all further rooms and the loft. The larger of the three bedrooms is positioned at the front of the property with ample fitted wardrobes and two windows to the front aspect with fitted white shutters. The second bedroom is double in size with the third being a single, both of which with windows to the rear aspect. The bathroom is extensively tiled with a bath and shower over, vanity sink unit, WC, further storage and a window to side aspect.

A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS THREE-BEDROOM PERIOD HOME BOASTING A VASTLY POPULAR POSITION JUST MOMENTS FROM SO MANY IN-DEMAND AMENITIES.



OUTSIDE

The front aspect is partially enclosed via a low level wall, providing a divide between the pathway and front door. The rear garden is predominately paved providing ample seating space. The gravelled area, once lawn, leads to the rear garden gate leading to the rear passageway.

LOCATION

Marshall Road is situated just off Hills Road in a highly sought after convenient South city location. There are a wide range of local amenities nearby including restaurant, multiplex cinema and Cambridge Junction music/theatre venue. Addenbrookes Hospital is also nearby and the property falls within the catchment area for excellent state schools and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are all within easy reach.

ADDITIONAL INFORMATION

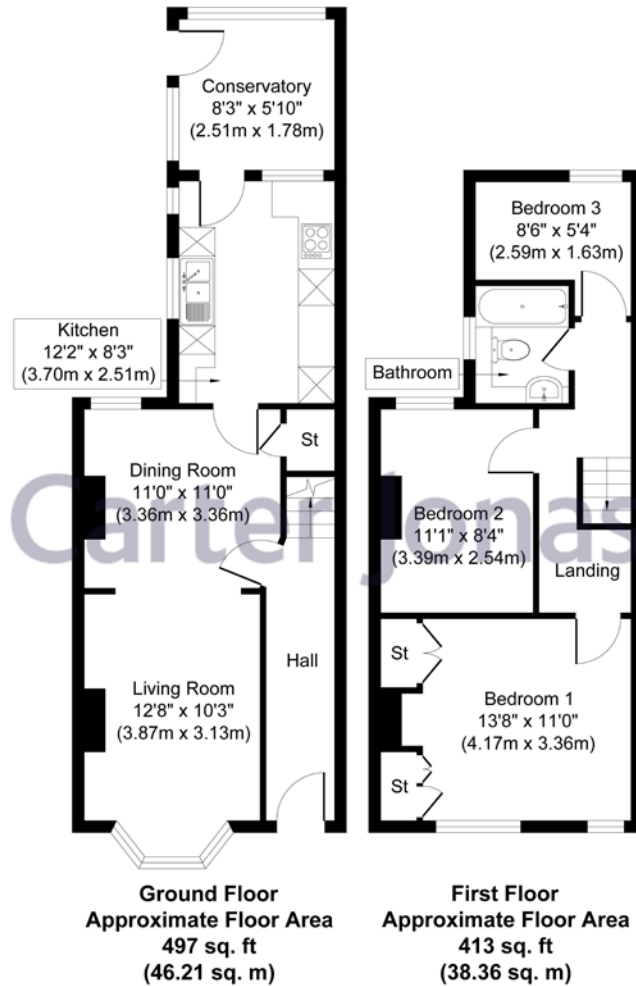
Tenure: Freehold

Services: Gas fired central heating. Mains water, gas, drainage and electricity

Local Authority: Cambridge City Council

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





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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