





## BLINCO GROVE, CAMBRIDGE, CB1 7TX

- Cambridge Railway Station – approx. 0.8 miles
- City Centre – approx. 1 mile
- Cambridge Botanical Gardens – approx. 0.9 miles

Spacious reception rooms • Five double sized bedrooms • Lots of original Victorian features • Hugely stylish throughout • Around 1,700 sq.ft of accommodation • Idyllically positioned • EPC rating D

### DESCRIPTION

The characterful and sizeable accommodation includes an entrance hall, large sitting room, kitchen/dining room, snug, utility room, cloakroom, five double sized bedrooms and two bathrooms. Externally offering a charming front garden planted with rose bushes and lavender with an original tiled pathway, and a spacious and established rear garden.

Entering into the entrance hall with exposed original floorboards and stairs rising to the first floor. The sitting room spreads across essentially two rooms with exposed original floorboards, fitted storage, a large bay-window and a fireplace. The kitchen is abundantly stylish yet in keeping with the general style of the property. The tiled floor is a wonderful feature consisting of reclaimed tiles and flows through to the dining/family room, which enjoys a large glazed gable and French doors leading to the rear garden. Lastly, the ground floor enjoys a utility room with a butler sink, ample storage and plumbing for appliances, and a cloakroom.

The landing offers stairs rising from the ground floor and to the second floor. The first floor offers three double sized bedrooms, two of which enjoying fitted wardrobes. The bathroom is extensively tiled with a shower cubicle, bath, vanity sink unit and WC.

**AN ABUNDANTLY CHARMING AND BEAUTIFULLY PRESENTED FIVE-BEDROOM VICTORIAN HOUSE BOASTING CLOSE TO 1,700 SQ.FT OF ACCOMMODATION AND ENJOYING A PEACEFUL SETTING ON ONE OF THE TOWN'S MOST SOUGHT AFTER ROADS.**





Stairs rising to the second floor landing with the rear bedroom being straight ahead and the door to the master bedroom on the left. The master bedroom is flooded with natural light with two Velux windows and a Juliette balcony to the rear. The master bedroom further benefits from an extensively tiled en-suite with a shower cubicle, vanity sink unit, heated towel rail and WC.

## OUTSIDE

The front aspect enjoys a wonderful rose garden planted with rose shrubs and lavender. Beside the garden is an original Victorian tiled pathway leading to the front door. The rear garden is predominately lawned with a paved terrace and a wonderful selection of established shrubs and plants throughout.

## LOCATION

Blinco Grove 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 restaurants, multiplex cinema, the Cambridge Junction music/theatre venue with Addenbrooke's Hospital also nearby. 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 within easy reach.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Gas central heating, mains water & drainage

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment through 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		76
(55-68) D	58	
(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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