

BRIERLEY COTTAGE, BLINCO GROVE CAMBRIDGE


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An extended and greatly improved 5 bedroom bay fronted Victorian property, conveniently placed for access to Addenbrooke's Hospital/ Biomedical Campus and a mainline railway station.

City Centre 1 mile, Addenbrooke's Hospital/Biomedical Campus 1 mile, Mainline Railway Station (King's Cross and Liverpool Street lines) 0.5 of a mile, M11 (junction 11) 2 miles, (distances are approximate).

Property Summary

Gross internal floor area 1,597 sq ft (148.4 sq m) Studio 125 sq ft (11.6 sq m).

- Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Study, Kitchen/Dining Room.
- First Floor: 4 bedrooms, Bathroom.
- Second Floor: Bedroom, Shower Room.
- Outside: Off Road Parking, Enclosed Garden, Studio.

**BRIERLEY COTTAGE,
99 BLINCO GROVE,
CAMBRIDGE CB1 7TX**



Description

Brierley Cottage is believed to date from the early 1900s. this bay fronted, semi-detached house is constructed with brick elevations under slate roofs retaining a number of original features including leaded light stain glass windows, well proportioned rooms, picture rails and deep skirtings. In recent years the property has been subject to a comprehensive programme of alterations, additions and improvements, most notably the conversion of the attic to create a Master Bedroom and Shower Room. The result is now an excellent family home with well presented accommodation arranged over 3 floors.

Outside

The property is set back from the road with a brick paved driveway providing parking for 2 vehicles.

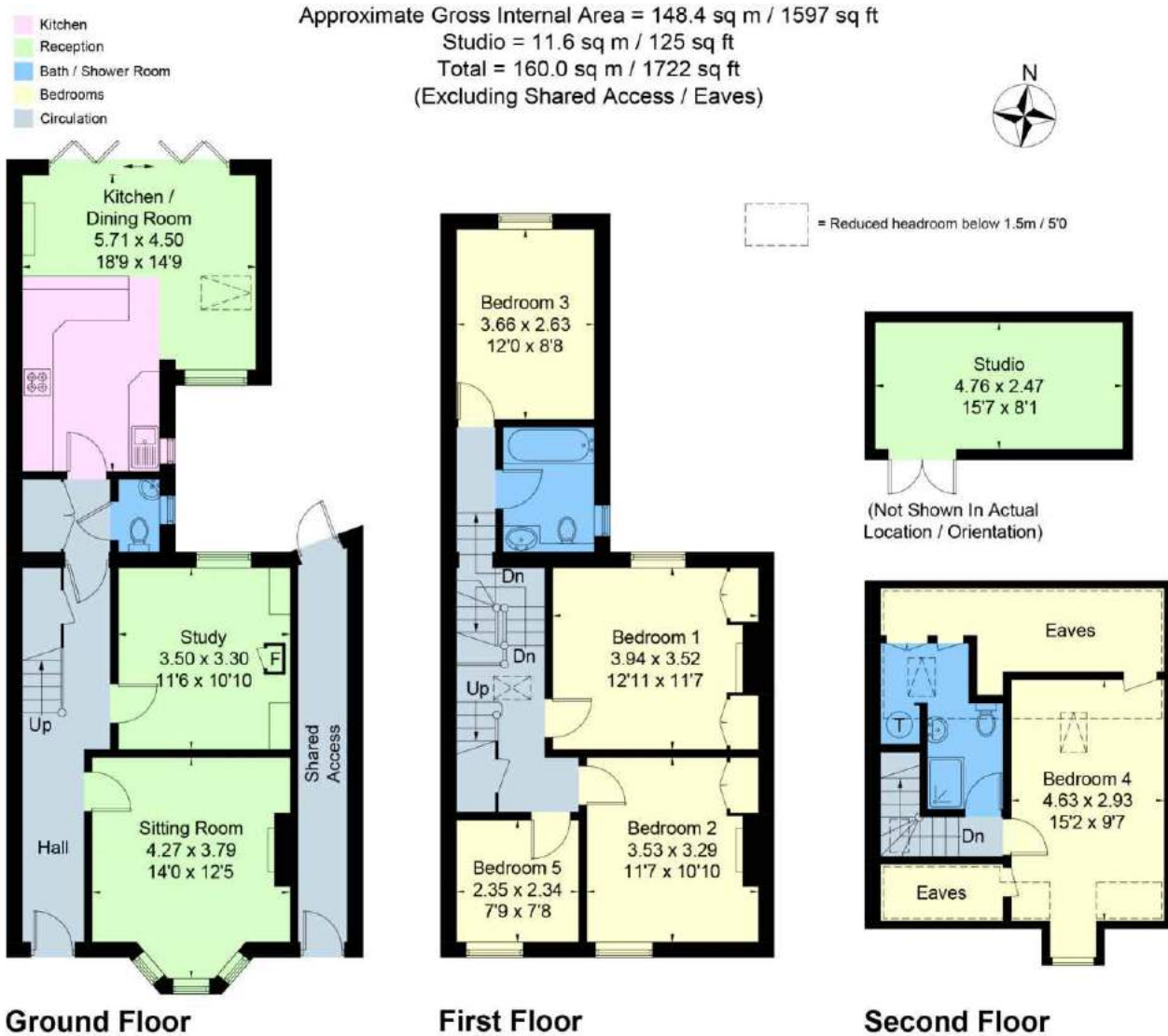
Gated side access leads to the rear garden which is enclosed by timber fencing and predominately laid to lawn with mature shrub and tree borders. A terrace adjoins the rear elevation of the house with a pathway leading to a useful **detached Studio 5'7 x 8'1 (4.76m x 2.47m)** at the end of the garden with power and light connected.





Property Highlights

- Charming family home retaining many fine period features including sash windows, panelled doors, deep skirtings, fireplaces and picture rails.
- Delightful Sitting Room with bay window to front, timber floors, open cast iron fireplace with timber mantle.
- Kitchen/Dining Room 18'9 x 14'9 (5.71m x 4.50m) with range of matching base and wall cabinets, integrated appliances comprising 4 ring gas hob with extractor hood over, electric oven, space for fridge and dishwasher and French doors to rear garden.
- Study with open fireplace fitted with multi-fuel stove, timber surround, shelved alcoves to either side with cupboards under and timber floor.
- 4 Bedrooms and Bathroom to the first floor.
- Superb attic conversion creating a double Bedroom with eaves storage and separate Shower Room.
- Detached Studio 15'7 x 8'1 (4.76m x 2.47m) with power and light connected.
- Gas fired central heating.
- Off road parking for 2 vehicles.
- No onward chain.



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Location

Blinco Grove lies to the south of the city, well placed for access to Addenbrookes's Hospital/Biomedical Campus and a mainline railway station with services to London's King's Cross and Liverpool Street in about 52 and 67 minutes respectively. There are a number of independent and state schools in the area, together with sixth form colleges in Hills Road and Long Road. Numerous leisure and sporting facilities are within easy walking or cycling distance, including Hills Road Sports Centre, providing indoor and outdoor tennis courts, gym etc., together with Cambridge Leisure, a supermarket, restaurant and cinema complex to the north of Cherry Hinton Road. Cambridge is a world renowned University city which has become a major centre in the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories and the internationally renowned Cambridge Science Park.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge,
CB2 9SU

Additional Information

Local Authority

Cambridge City Council
01223 457000

Outgoings

Tax Band: E Tax Payable
2018/2019: £2,088.85

Services

All mains services are connected to the property.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are excluded from the sale.

Health & Safety

Please ensure that you take due care when inspecting any property.

Energy Rating E