



An extended and improved Victorian terraced house, situated in the heart of Newnham, one of Cambridge's most sought after residential areas.

In brief

City Centre 1 mile, M11 (junction 12)
1.25 miles, Mainline Railway Station
(King's Cross and Liverpool Street lines)
1.75 miles, (distances are approximate).

Gross Internal Area: 1,191 sq ft
(111 sq m)

97 GRANTCHESTER MEADOWS, NEWNHAM
£895,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Entrance Hall, Sitting/Dining Room, Cloakroom, Kitchen/Breakfast Room.
- First Floor: 3 Bedrooms, Family Bathroom.
- Outside: Front and Rear Gardens.

Situation

Grantchester Meadows lies within the coveted Newnham area, just a mile from the heart of the city centre. Newnham benefits from a good range of facilities including a post office, chemist, bakers, butchers, grocers, small supermarket and a primary school. Lammas Land Recreation Ground, with a large children's play area, tennis court and

paddling pool, is within about 300 yards. The property is also extremely well placed for many of the Colleges, University Departments, The Backs and delightful walks along the River Cam to the nearby village of Grantchester. An excellent range of schools for all ages are within half or three-quarters of a mile of the property including St John's, King's, The Leys, Stephen Perse, St Mary's, Parkside and Newnham Croft.

For the commuter, the M11 (junction 12) is about 1.25 miles away providing good access to Stansted Airport and London. The city's Mainline Railway Station is about 1.75 miles away and provides services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively.

Description

97 Grantchester Meadows is believed to date from the late 19th century and is constructed with brick elevations under a slate roof. The accommodation is typical of the period and retains many of its fine original features with well proportioned rooms and high ceilings. The ground floor has been substantially extended by the current owner to create a fabulous open plan kitchen/breakfast room which is flooded with natural light from deep glazed windows.

Outside

The property is set well back from the road behind a low brick wall and front garden which contains a variety of mature shrubs. The rear garden is enclosed by fencing and mainly laid to lawn with trees and flower and shrub beds.



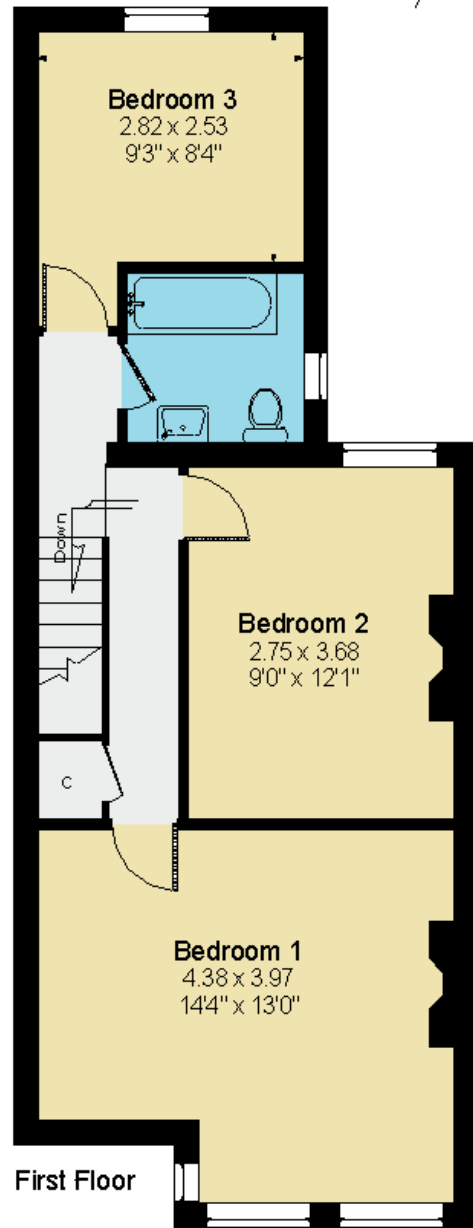
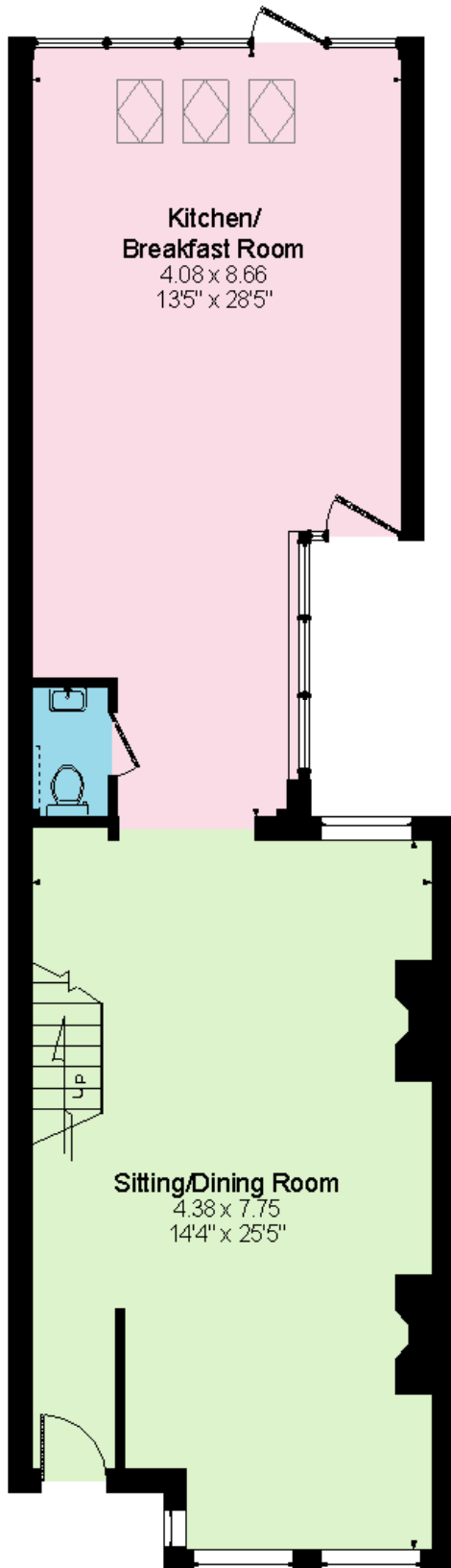
Property Highlights

- Spacious Sitting/Dining Room 25'5 x 14'4 (7.75m x 4.38m)
- Spectacular Kitchen/Breakfast Room with 3 skylights and large deep glazed windows and doors to rear and side elevations providing access to a private courtyard and rear garden.
- 3 well proportioned Bedrooms, 2 of which retain the original fireplaces, and Family Bathroom to the first floor.
- Original features include deep skirtings, fireplaces, picture rails, cornicing and sash windows.

**97 GRANTCHESTER MEADOWS,
NEWNHAM,
CAMBRIDGE CB3 9JN**

Gross Internal Area 111 sq m (1191 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Andrew Tucker
01223 559510
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

Cambridge City Council
01223 457000

Outgoings

Council Tax Band: E
Council Tax Payable 2019/20:
£2,604.34

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

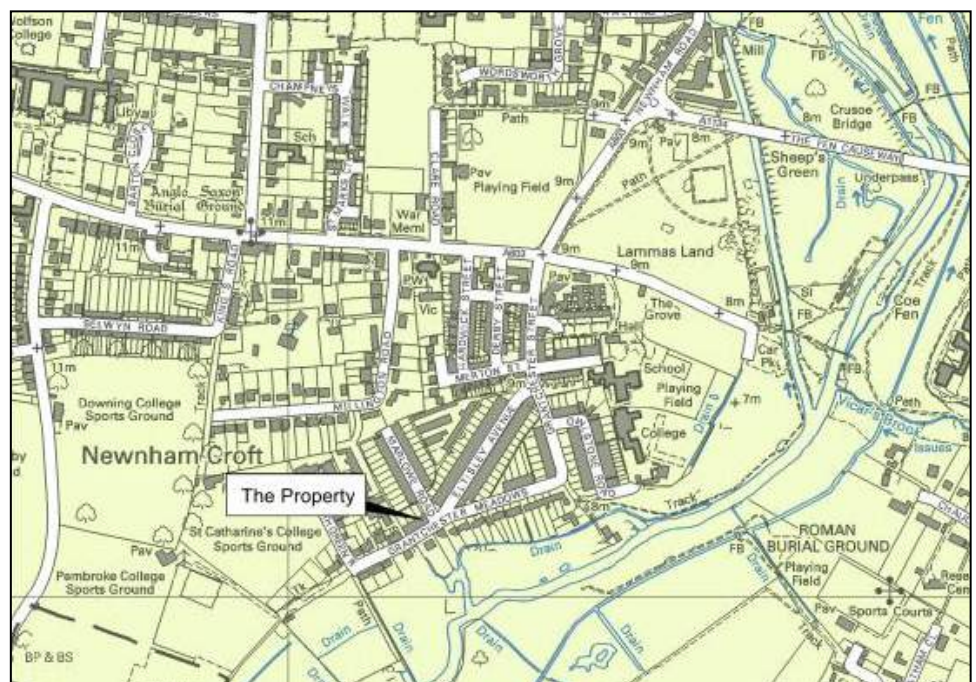
Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating D



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