



A spacious 4 bedroom detached family house with great scope for modernisation, well placed for access to Addenbrooke's Hospital/Biomedical Campus and a Mainline Railway Station.

In brief

City Centre 3 miles, Mainline Railway Station 2 miles, Addenbrooke's Hospital/Biomedical Campus 1.5 miles, M11 (Junction 11) 3.5 miles (distances are approximate).

Gross Internal Area: 1,524 sq ft
(142 sq m)

3 GREYSTOKE ROAD
£600,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen, Larder, Cloakroom.
- First Floor: 4 Bedrooms, Family Bathroom.
- Outside: Driveway, Single Garage, Front and Rear Gardens.

Situation

Greystoke Road is situated on the eastern boundary of the Queen Edith's area, close to Cherry Hinton. The property itself is opposite the Cherry Hinton Hall Park, which offers pleasant green spaces, a pond, children's play area and paddling pool. Local shopping and other community facilities are available in nearby Cherry Hinton and Wulfstan Way, and a

Tesco superstore is within 4 minutes' drive. The Cambridge Leisure complex, at the western end of Cherry Hinton Road offers a multiplex cinema, cafes, bars and ten pin bowling.

The property is within the catchment area of well-regarded nursery, primary and secondary schools. It is also within cycling distance for Hills Road and Long Road Sixth-Form Colleges, as well as all the city's independent schools including The Perse, The Stephen Perse, St Mary's and The Leys.

London commuters are well served, being 2 miles from the mainline railway station with services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively. The M11 (Junction 11), 3.5 miles away, provides access to Stansted Airport and the M25.

Description

Built in 1968, 3 Greystoke Road is constructed with Cambridge handmade brick under a tiled roof. The accommodation has a light and airy feel throughout as well as some interesting original features. It requires modernisation and offers prospective purchasers a rare opportunity to improve and alter a substantial property to their own requirements and style, subject to obtaining the necessary consents.

Outside

A driveway to the front of the house provides off street parking and access to a **Garage 20'10 x 9'4 (6.35m x 2.85m)** with up and over door, personal door to side passage, power and light. A gated passageway to the side of the house leads to the rear garden which is mainly laid to lawn, enclosed by fencing, with a few mature trees and shrubs.



Property Highlights

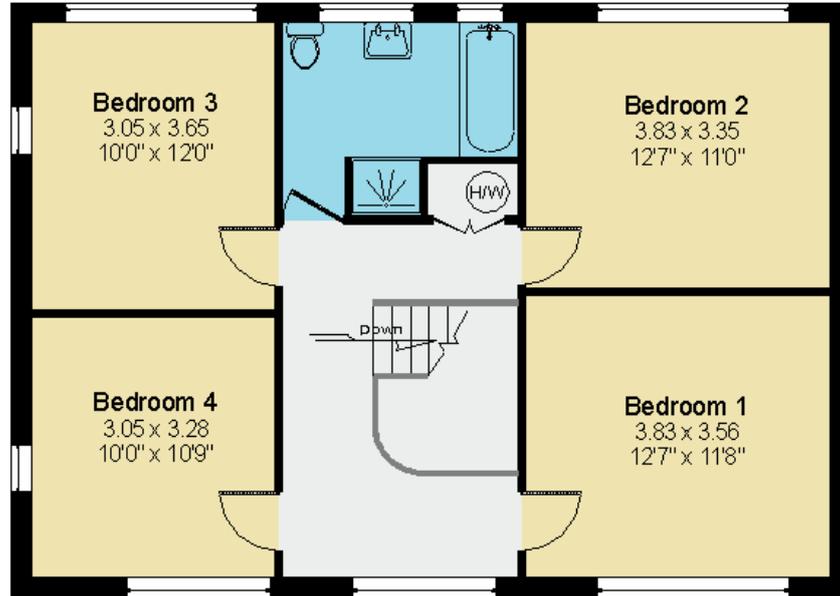
- Generous dual aspect Sitting Room 22'11 x 12'7 (6.99m x 3.83m) with feature fireplace
- Parquet flooring to Sitting Room, Dining Room and Hallway
- Attractive open staircase and galleried landing
- 4 Bedrooms and Family Bathroom to the first floor
- Gas fired central heating
- Double glazed throughout
- Off street parking and single Garage
- Front and rear gardens with mature shrubs and trees
- No onward chain

**DEVA, 3 GREYSTOKE ROAD
CAMBRIDGE CB1 8DT**

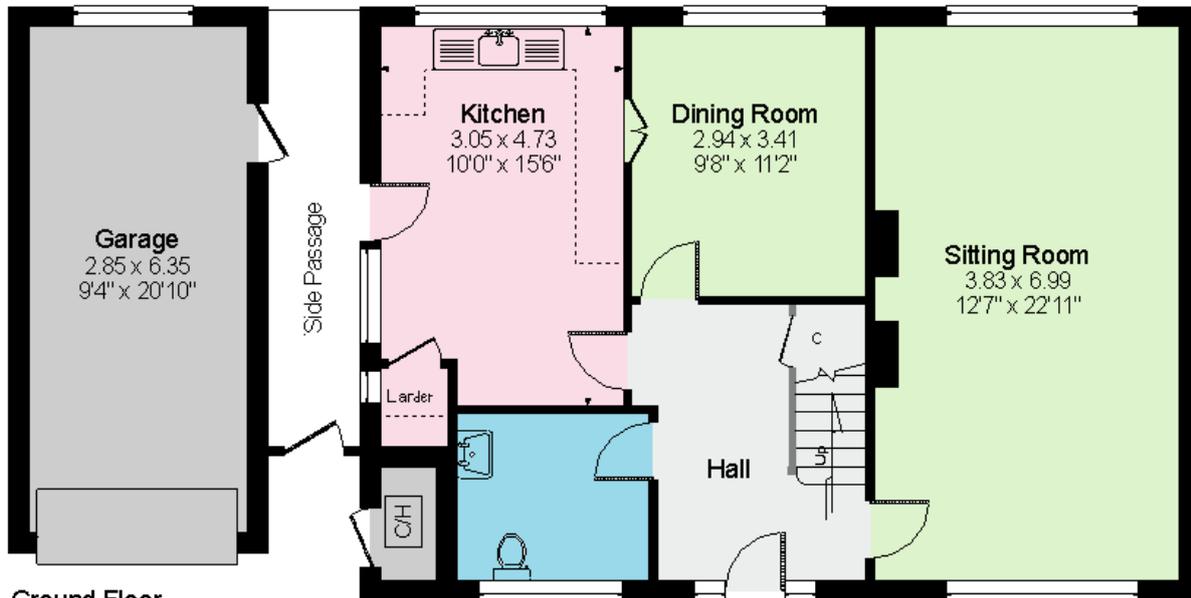
Gross Internal Area 142 sq m (1524 sq ft)
 excluding Garage and Side Passage



- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage



First Floor



Ground Floor

NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains service are connected to the property.

Local Authorities

Cambridge City Council
01223 457000

Outgoings

Council Tax Band: F
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

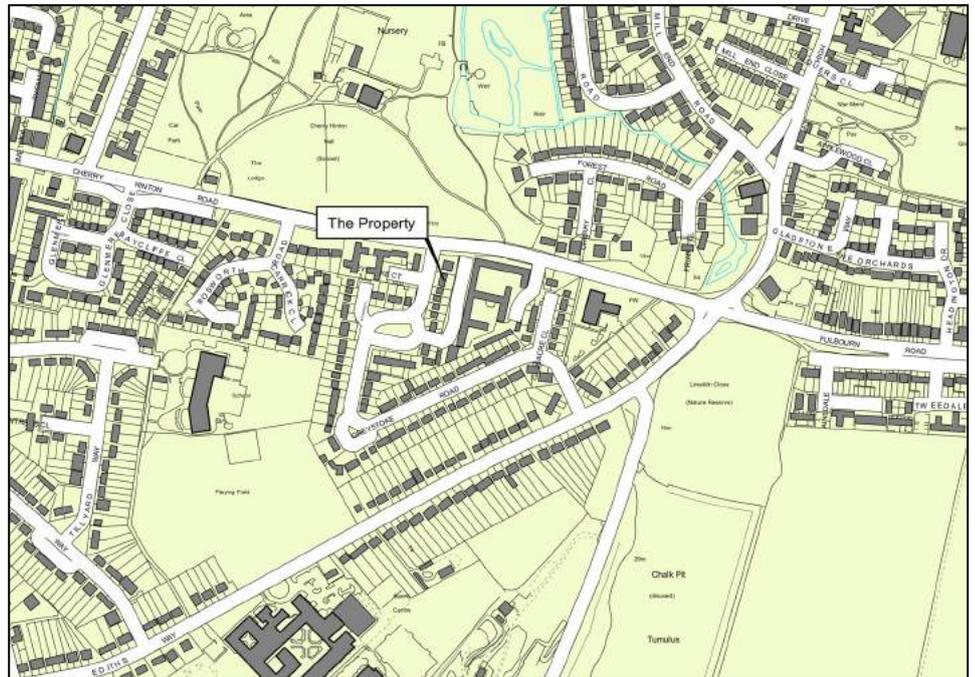
Tenure & Possession

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 E



Important Notice

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