



A classic 3 bedroom Victorian terraced house situated in this prime city location with a superb range of amenities nearby in Mill Road.

**19 BROOKFIELDS**  
**£525,000 (GUIDE PRICE)**

**In brief**

Cambridge city centre 1 mile, Addenbrooke's Hospital/Biomedical Campus 2 miles, Cambridge Mainline Railway Station 1.5 miles, A14 3 miles and M11 a further 5 miles, Science Park 4.5 miles, (distances are approximate).

Gross Internal Area: 1,345 sq ft (125 sq m)

## Property Summary

- Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Shower Room
- First Floor: 2 Bedrooms, Bathroom
- Second Floor: Bedroom
- Outside: South facing rear garden

## Situation

Brookfields is characterised with a mixture of modern properties and traditional Victorian terraced homes. Situated at the bottom of Mill Road, this vibrant city location provides a wide range of amenities and social events throughout the year, whilst just behind the terrace, a delightful walk alongside lakes and a brook leads to Cherry Hinton Hall.

Mill Road runs from Perne Road to the east through to Parker's Piece to the west. The road provides many cafés, bistros, restaurants, a range of food shops from larger chains through to smaller independent fruit and vegetable shops, cycle shops and pubs. A large Sainsbury's Superstore is also within easy reach.

Mill Road provides excellent access around the city with many 'short cuts' through the neighbouring roads. Addenbrooke's Hospital is easily accessible from the south east by car or bicycle and Cambridge Station to the west provides excellent links for commuters (London King's Cross about 50 minutes).

## Description

19 Brookfields is an attractive 3 bedroom Victorian house. Constructed with brick elevations under a tiled roof, the accommodation is typical of the Victorian period with good ceiling heights and well proportioned rooms. The property has been extended and altered over the years with more recently, the addition of a ground floor shower room to create an exceptional, well presented family home which retains many original features.

## Outside

Secure gated side access leads to the rear garden which is mainly laid to lawn, bordered by deep, well stocked flower and shrub beds and enclosed by fencing. There is also a paved terrace ideal for relaxing and alfresco dining and a garden Shed.



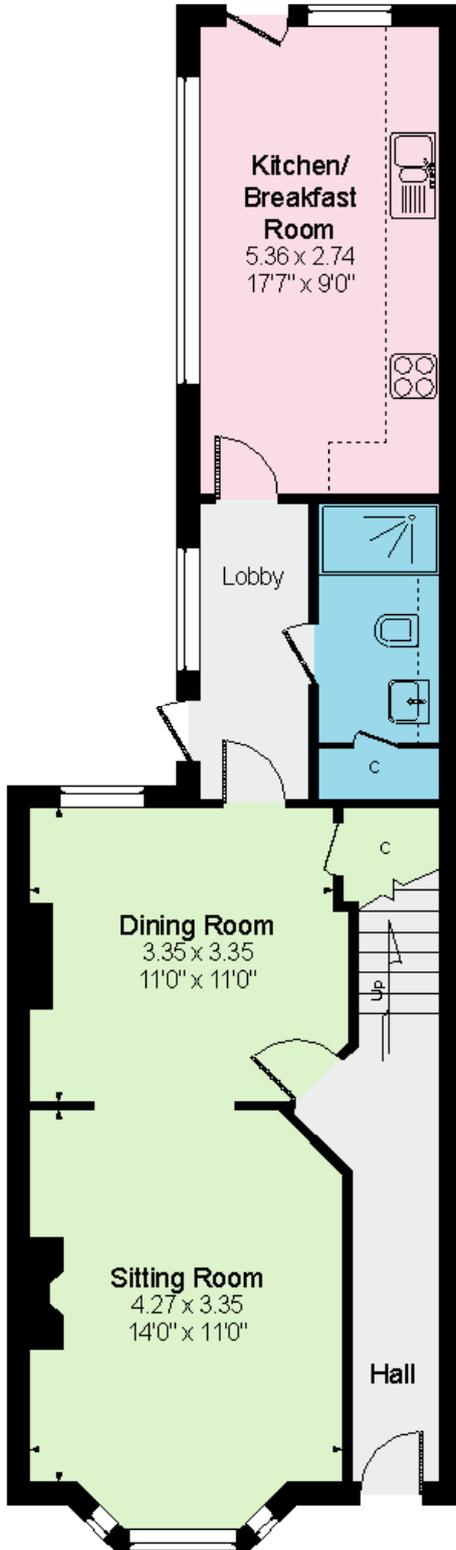
## Property Highlights

- Impressive Sitting Room 17'7 x 9 (5.36m x 2.74m) including original fireplace, original wide timber flooring and stone dressed bay window to front aspect
- Spacious Kitchen/Breakfast Room with range of matching wall and base cabinets, electric double oven, 4 ring gas hob with extractor hood over and wooden flooring
- Excellent first floor accommodation comprising spacious Master Bedroom, 2 further Bedrooms arranged over the first and second floors and a Family Bathroom
- Delightful South facing rear garden
- Gas Fired central heating

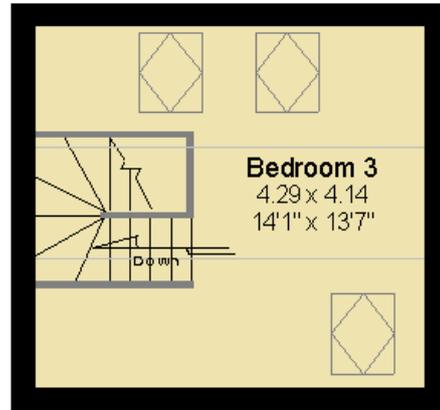
**19 BROOKFIELDS,  
CAMBRIDGE CB1 3NW**

Gross Internal Area 125 sq m ( 1345 sq ft)

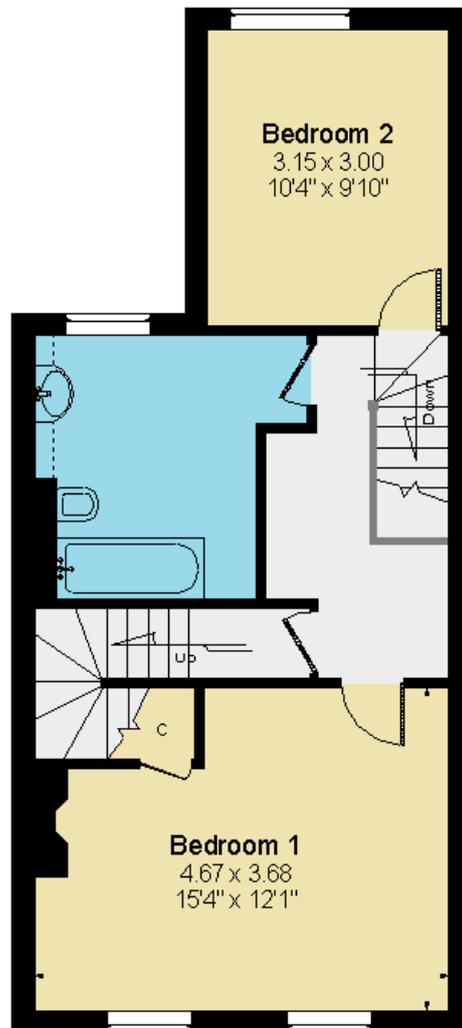
- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



Ground Floor



Second Floor



First Floor

NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

### 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

#### Services

All mains services are connected to the property.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

Tax Band: C  
Tax Payable 2019/20: £1,602.67

#### 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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