GRAY TOYNBEE

81 Greville Road

Cambridge, CB1 3QJ

Offers in excess of £500,000

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- 8-minutes walk from Cambridge Station and Mill Road
- No onward chain
- 812 sqft / 76 sqm
- Well suited to first time / investment buyers alike
- 1930's mid-terraced home

Conveniently located in Romsey Town, within striking distance of Cambridge Station, this bay-fronted house offers a carport, a private south-facing garden and no onward chain.

The house has until recently served as a family home for 12 years, though is now vacant and ready to move into. The entrance hall has two storage cupboards and is finished with original wood flooring continuing through to a bay-fronted living room with views over the front garden. There is a light and airy open-plan kitchen / dining room benefitting from southerly aspects. The dining area has a feature fireplace and door to the rear garden.

Upstairs are three bedrooms, two of which are comfortable doubles. The bathroom has been fitted with a three-piece-suite including a shower over the bath.

Outside the property sits back behind a shingled garden with access to the main entrance. The south-facing garden has a paved terrace, the remainder is laid to lawn and there is a useful storage shed with secure gated access to the car port.

Greville Road is a desirable area just off Coleridge Road in Romsey Town. The property sits on the south side of the street, less than 2 miles from Addenbrooke's Hospital.

Cambridge railway station is reached on foot or cycle by way of a cycle bridge which crosses the railway line and descends into the station grounds.

Coleridge Recreation ground is just a 6-minute walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure - a multi screen cinema and bowling alley complex has a number of well known restaurants and a popular live music/comedy venue. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets.

The station has mainline services into London's Kings Cross and Liverpool Street stations from around 48 minutes. Reputable schooling in both the state and independent sectors for all age groups are within the city.

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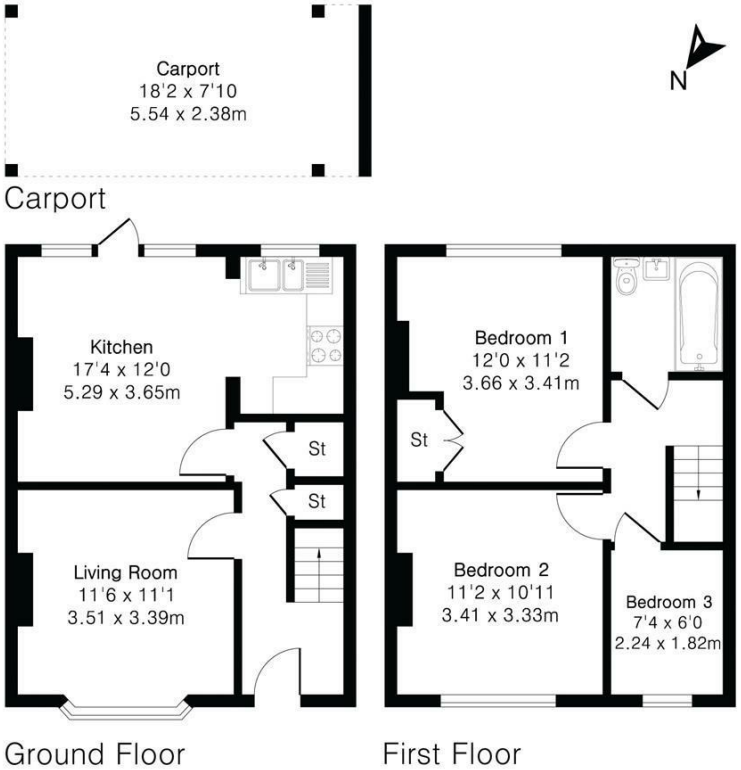
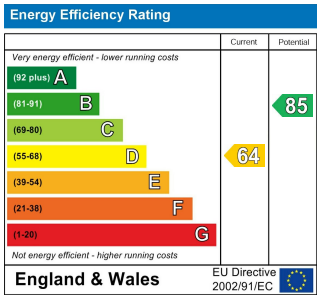
Approximate Gross Internal Area 812 sq ft - 76 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m



Energy Efficiency Graph



Tenure: Freehold

Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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