


# 35 Marshall Road

Cambridge, CB1 7TY

**Guide price £590,000**

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# 35 Marshall Road

Cambridge, CB1 7TY

- End-of-terraced Edwardian home
- Equidistant from Addenbrooke's and Cambridge Station
- 865 sqft / 81 sqm
- Scope to extend, subject to the necessary consents
- Private garden







An attractive bay-fronted Edwardian home of 865 sqft / 81 sqm, benefitting from new PV solar panels, windows and doors. The house enjoys a quiet near central city location just off Hills Rd.

The house has been exceptionally well cared for and has served as a home to our owner for almost a decade. The property is entered via a solid timber door with fanlight over, leading to an entrance hall with stairs to first floor. There is a delightful bay-fronted living / dining room, benefitting from a dual aspect, high ceilings and two feature fireplaces. The kitchen / breakfast room has been fitted with a modern range of units and has a side door leading to the garden. Integrated appliances include an oven and 4-ring gas hob with extractor over.







The bedrooms and bathroom are located on the second floor, all are well-proportioned and neutrally decorated. The landing provides access to an insulated loft.

Outside, the front of the property is



set back behind a shallow front garden with a low brick wall and there is a pathway to the front door. The rear courtyard garden offers a superb degree of privacy and has secure gated access back to the front of the terrace.

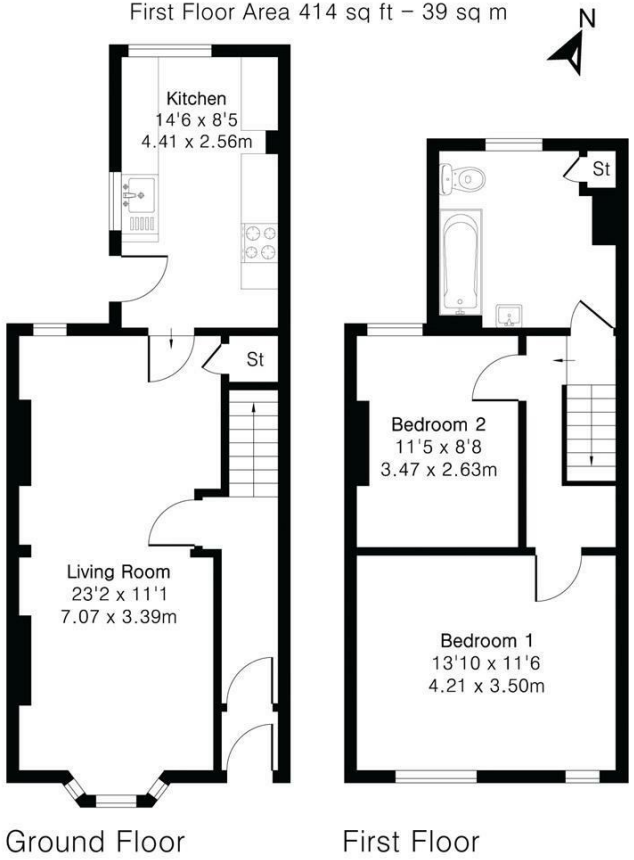
Marshall Road, which is just off Hills Road opposite Homerton College, forms part of a popular south city residential area with excellent local facilities. Cambridge Leisure Park is close by with its multiplex cinema, supermarkets, restaurants and bars. Cambridge Railway Station is an easy walk or cycle ride, about 0.7 miles away. The city centre is easily accessible about 1.25 miles away, and there are excellent public transport facilities available. State and Independent schooling for all age groups is available nearby including the well renowned Hills Road Sixth Form College. For those working at Addenbrooke's Hospital and the Biomedical Campus, this property is ideally located.





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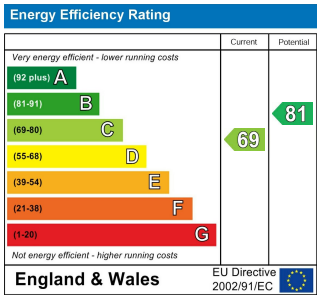
**Approximate Gross Internal Area 865 sq ft - 81 sq m**
Ground Floor Area 451 sq ft – 42 sq m
First Floor Area 414 sq ft – 39 sq m







## 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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