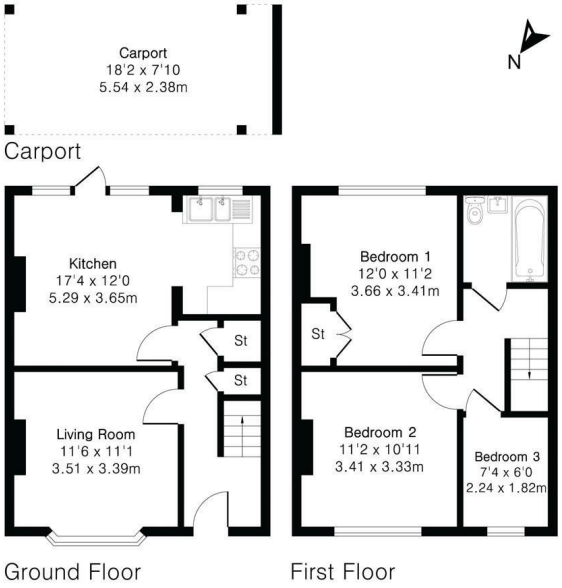


81 Greville Road, Cambridge, CB1 3QJ

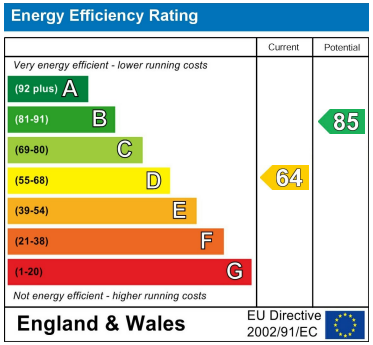
£2,000 Per month

3 1 1 D

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







- 8-minutes walk from Cambridge Station and Mill Road
- Available for immediate occupancy
- 812 sqft / 76 sqm
- Unfurnished

A well-presented, three-bedroom bay-fronted house situated in the popular Romsey Town area of Cambridge, within easy reach of Cambridge Railway Station and the city centre. Benefitting from a private south-facing garden, carport and spacious accommodation throughout, the property is available unfurnished for immediate occupation.

The accommodation comprises a welcoming entrance hallway with useful storage cupboards and original wooden flooring, leading through to a bright bay-fronted living room overlooking the front garden. To the rear is a spacious open-plan kitchen and dining area, enjoying plenty of natural light and direct access to the garden.

Upstairs, there are three bedrooms, including two generous doubles, alongside a family bathroom fitted with a three-piece suite and shower over the bath.

Outside, the property benefits from an attractive, private south-facing rear garden, predominantly laid to lawn with a paved terrace, useful storage shed and secure gated access to the carport.

Greville Road is conveniently positioned within Romsey Town, offering excellent access to Cambridge Railway Station, Addenbrooke's Hospital and the city centre. Coleridge Recreation Ground, Cambridge Leisure and a variety of local shops, restaurants and amenities are also within easy reach.

EPC: D & Council Tax Band: D

///ozone.formal.begun







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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com