GRAY TOYNBEE



65 Oxford Road

Cambridge, CB4 3PH

Guide price £800,000

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- Development potential
- No chain
- Wonderful plot
- Detached Victorian house







A detached Victorian 3-bedroom house with significant development potential, in a wonderful position overlooking college playing fields and with a double-width plot.

This unique opportunity requires refurbishment, but offers scope and space to create a fabulous family home incorporating the existing accommodation of about 1600 sq. ft or an exciting opportunity to re-develop the plot (subject to consent).







The house has a wealth of its original character and has had, over the years, various additions and alterations. The original living and dining rooms have been combined and offer a spacious, bright space with two fireplaces and original cupboards, as well as a bay window to the front aspect. The kitchen has been extended and has fitted cupboards and worktops. There is a useful lean-to/utility room.

The side extension includes a



large sitting room with patio doors to the garden, a shower room and WC and a further reception room/bedroom 4.

Agents' note: The side extension is constructed of pre-cast concrete and may not be suitable for mortgage finance.

On the first floor, there are two double bedrooms, both with fitted cupboards. The main room spans the width of the first floor and has two sash windows to the front aspect. The bathroom is a good size and has recently been re-fitted, it has a bath, separate walk-in shower, basin and WC.

On the second floor, there is a loft room/bedroom three which has a large eaves storage cupboard.

The plot is fantastic and rarely available, with good frontage to the road and a wide side garden and driveway providing parking and leading to the garage (structural stability unknown), the side and rear gardens are mature and offer a good degree of privacy. The gardens back onto Fitzwilliam College playing fields.



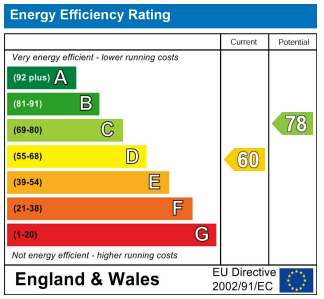


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Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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