



Bush & Co.



131 Vinery Road, Cambridge, CB1 3DW

Guide Price £625,000 Freehold



131 Vinery Road is a stylish end of terrace 3-bedroom family home, constructed of brick elevations under a pitched tiled roof, with well-planned versatile accommodation arranged over 3 floors, measuring nearly 1120 SQFT.

In brief the accommodation consists; on the ground floor, a welcoming entrance hallway gives access to a large study, this room could also be used as ancillary guest accommodation, the WC is just off, there is under stair storage and stairs rising to the first floor.

The impressive kitchen/living/dining room, is light bright and airy and is the real hub of the home, open plan in design, this is a perfect area for entertaining. The kitchen has a range of matching cabinets and soft closing drawers, integrated Smeg appliances, 5 ring gas hob extractor above, ample worksurfaces. Bi folding doors create a real sense of space, seamlessly blending the internal accommodation, through to the patio and garden beyond.

On the first floor; There is a central landing leading to the bedrooms, stairs rising to the second floor. The principal bedroom is a comfortable double, with built in wardrobes and en suite shower room with hand wash basin and WC, finished with contemporary floor to ceiling tiling. Bedroom 2 is a double with window to rear aspect. The stylishly fitted family bathroom, has a bath with shower over, hand wash basin, WC, finished with modern floor to ceiling tiling.

On the second floor; Bedroom 3 is a comfortable double, triple windows allow for plentiful natural light, there is handy storage space with the eaves

Outside; The property is set back from the road, a block paved pathway leads to the front door. there is off street parking in front of the property, further on street parking is available close by.

The part walled rear garden, has a large patio area, with secure wooden gate for access to the side of the home, a block paved pathway leads to the foot of the garden. The remainder of the garden is laid to lawn. There is a very useful covered storage shed, ideal for bicycles and alike. A further secure gate gives access to the rear of the property

Vinery Road is located in the favoured Romsey Town area. Romsey Town has a unique atmosphere and a wealth of independent retail shops and services. There is schooling for most ages, several parks and the area has easy access to the railway station to London's Liverpool Street and Kings Cross, Addenbrookes Hospital and the City Centre.



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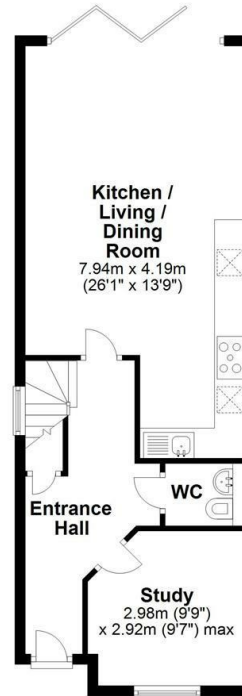
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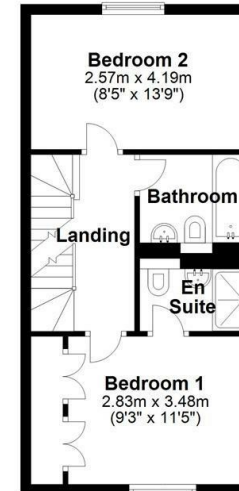
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Ground Floor
Approx. 50.8 sq. metres (546.7 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Second Floor
Approx. 15.0 sq. metres (161.1 sq. feet)



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

