



EH

EXQUISITE
HOME

A delightful 2 bedroom bay window corner plot, end-terrace home in a coveted South Cambridge location, offering carefully arranged, well-presented accommodation, a sunny rear garden, with off-road parking (two spaces). Just a 5 minute walk to the train station. No onward chain, early possession available.

A Home Ready to Welcome You

This property has been recently redecorated, it is now ready for a quick move. What's more, the furniture is negotiable for a seamless transition.

Step inside this inviting home and discover:

- Living Room: Bathed in natural light from the bay window, creating a warm and inviting space. Stairs to the first floor with convenient under-stair storage area.
- Kitchen: Featuring a range of fitted units, tiled splashbacks, a fitted double oven, a four-ring gas hob, a washing machine, a fridge, and a wall-mounted combination boiler with magnaclean softener. Look out for the clever drop-down table.
- Two Double Bedrooms: Both spacious bedrooms boast fitted double wardrobes for ample storage.
- Bathroom: Partly tiled and with a panelled bath, mains pressure shower, pedestal wash basin, and low-level WC.
- Loft hatch – with pull down ladder leads to part boarded attic with velux window. Ideal for storage and consideration for a loft conversion.



Outside: Your Own Private Sanctuary

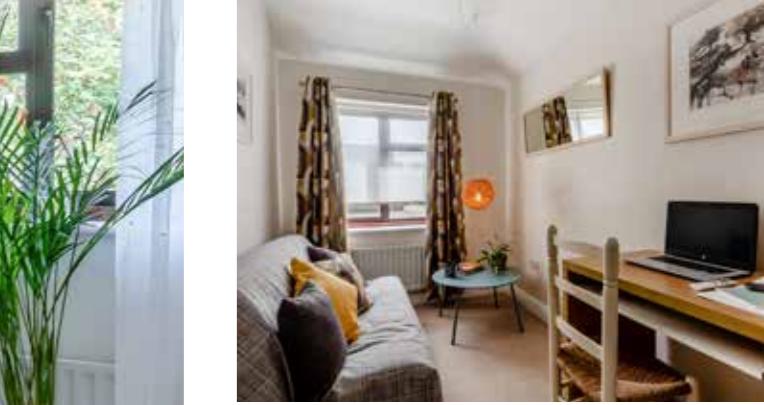
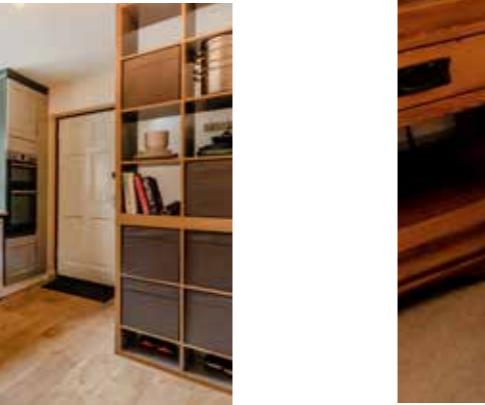
Enjoy the benefits of a delightful and manageable outdoor space:

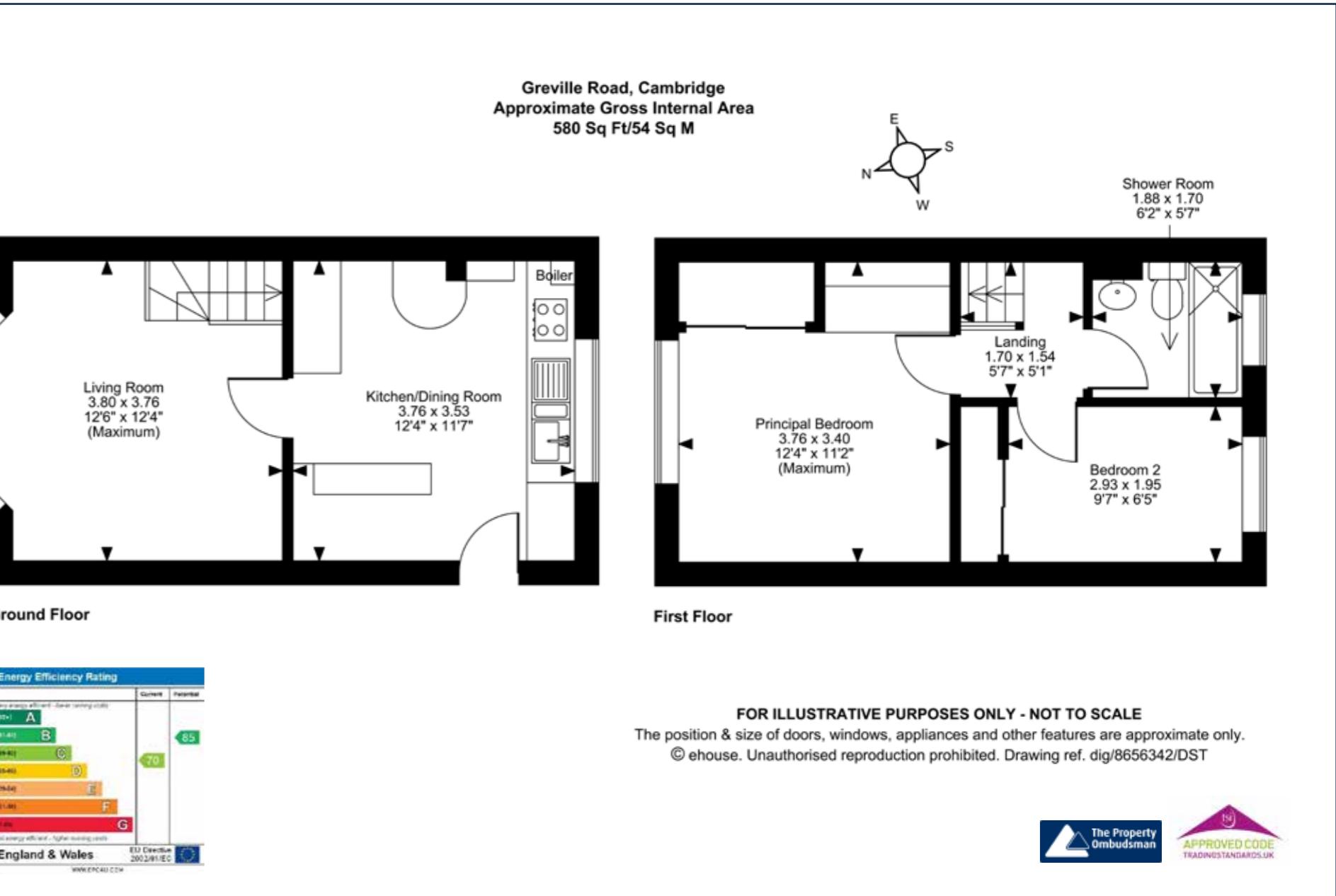
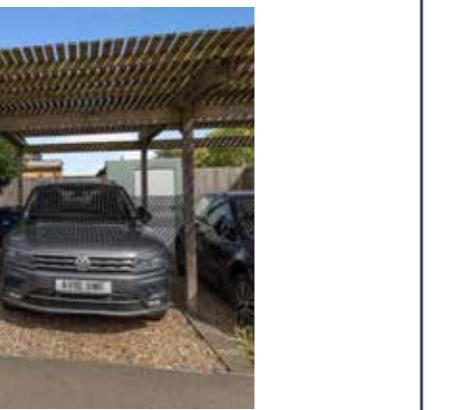
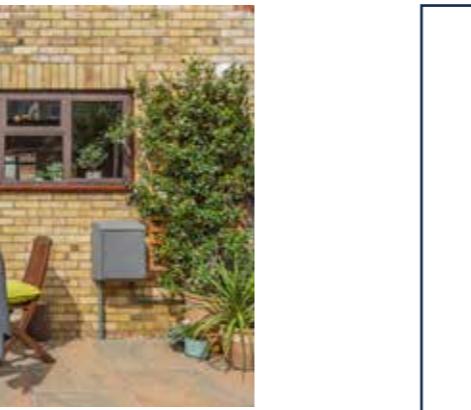
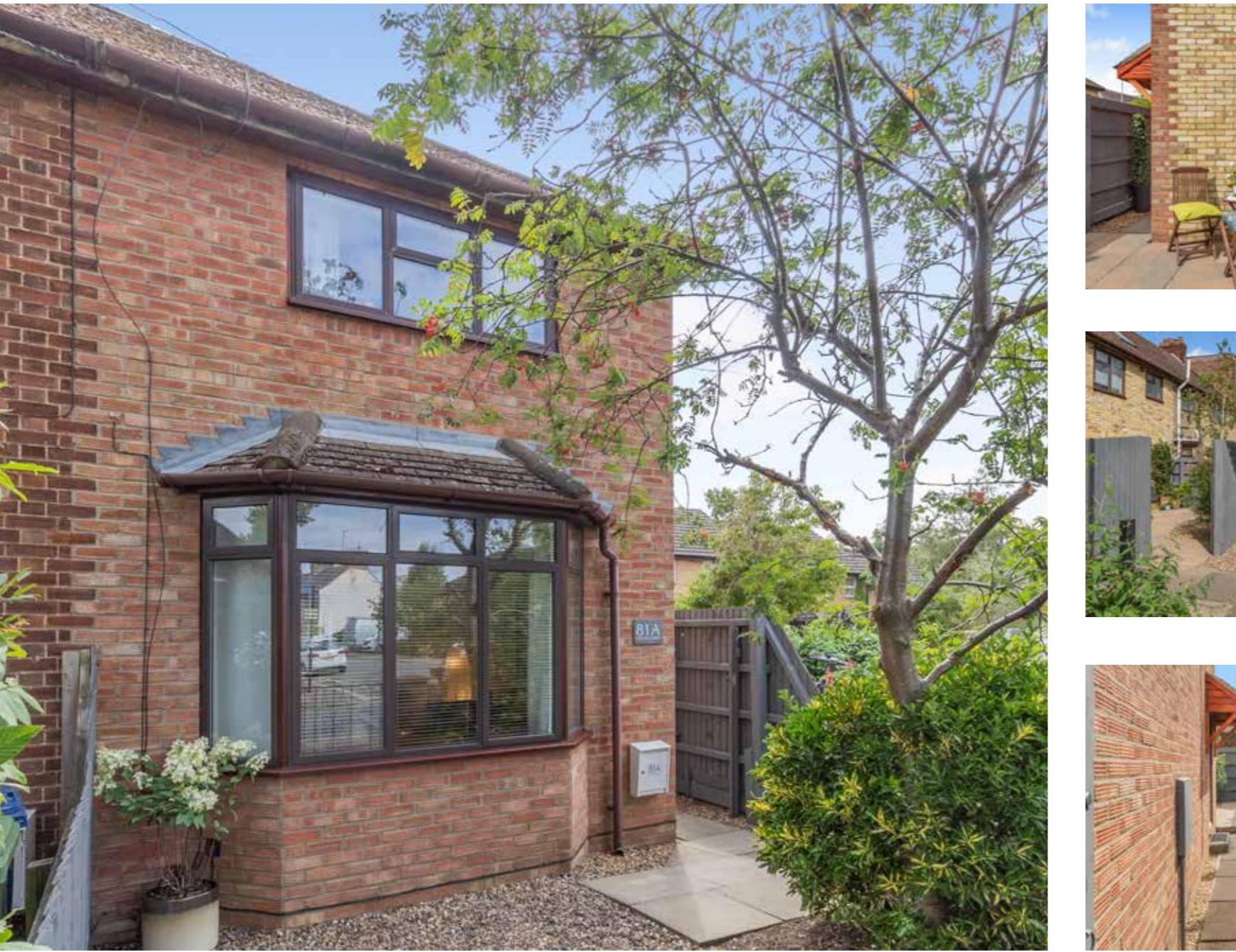
- Front: The property is set back behind a boundary fence and iron gates with a gravelled driveway and offers further off-street parking.
- South Facing Courtyard Garden: Is fully enclosed and enjoys a sunny southerly aspect and is thoughtfully designed with a patio, a planted bed with an attractive silver birch tree, climbing jasmine and a garden shed.
- Parking: The property benefits from a slatted covered parking space to the rear.

Prime South Cambridge Location: A Hub of Convenience

Nestled between Coleridge Road and Argyle Street, Greville Road offers a prime location with easy access to everything Cambridge has to offer:

- Romsey Town: A vibrant area with a unique cosmopolitan vibe, independent shops, bars and cafes.
- Green Spaces: Conveniently positioned near a number of local parks.
- Excellent Schools: A wide selection of excellent schools for all ages.
- Addenbrookes Hospital Biomedical Campus: Just 1.5 miles away, a major employment hub.
- Cambridge Train Station: Easily accessible (0.3 miles, 5-minute walk) via a covered foot/cycle bridge, connecting you to London and beyond.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be believed on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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