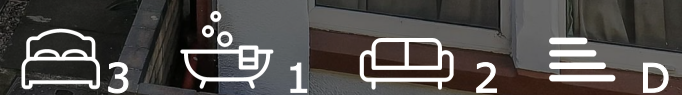


19 Derby Road
Cambridge, CB1 7BU

Guide price £775,000



19 Derby Road

Cambridge, CB1 7BU

- Fully decorated and move-in ready
- Boarded loft offering scope to extend (STPP)
- No onward chain
- 1185 sqft / 110 sqm
- Cul-de-sac location
- Boiler replaced in 2023

A handsome & extended late Victorian home of 1185 sqft / 110 sqm, enjoying a pleasant position on a no-through road in one of City's most desirable areas. No chain.

The property is located in the south of Cambridge City, close to the railway station, Addenbrooke's Hospital, Biomedical Campus & several primary & secondary schools as well as 6th forms. The neighbourhood is friendly & bustling with a range of delicatessens, restaurants, wine bars, shops, parks & a bowling alley and a cinema - all within walking distance.

No.19 has been fully decorated prior to sale & is entered via an original stained glass door with a fanlight over, leading to an entrance hall, finished with original wood flooring which continues through to the 2 reception rooms. There is a bay-fronted sitting room & a living room which benefits from the morning sun. The centre piece of the property is a contemporary, open-plan kitchen/dining room which has underfloor heating & an extensive range of kitchen units, sympathetically finished with a Butler sink & oak worktops. All





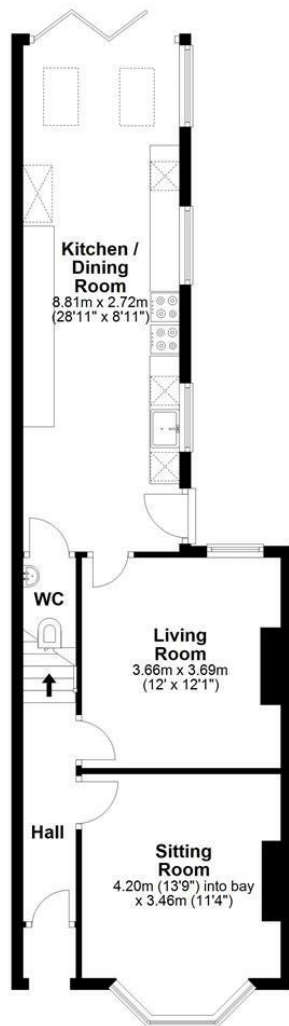
appliances are included within the sale. The dining area is light & airy, benefits from Velux windows & bi-folding doors onto a raised terrace. Completing the ground floor accommodation is a refitted W.C.

Upstairs are 3 double bedrooms, all with high ceilings & 2 with feature fireplaces. Bedroom 2 has a Velux window with an electric blind. The bathroom has been fitted with a modern white suite with a separate bath & shower, complemented by attractive tiling. The landing provides access to a fully boarded loft which has lighting, a pull down ladder & offers exciting scope to convert, subject to the necessary consents.

Outside, the front of the property is set back behind a front garden with a brick wall & a quarry tiled pathway leads to the main entrance. A pathway to the side of the house provides access to the rear garden & a secure bike storage area. Despite facing east, the lack of obstruction guarantees sun all day.



Ground Floor
Approx. 58.2 sq. metres (626.9 sq. feet)



First Floor
Approx. 51.8 sq. metres (558.0 sq. feet)

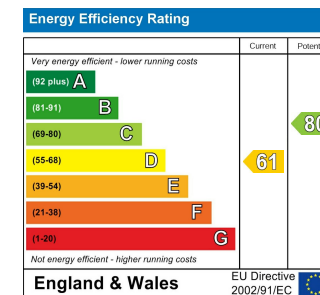


Total area: approx. 110.1 sq. metres (1184.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

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