

19 Derby Road
Cambridge, CB1 7BU

Guide price £775,000

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- 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





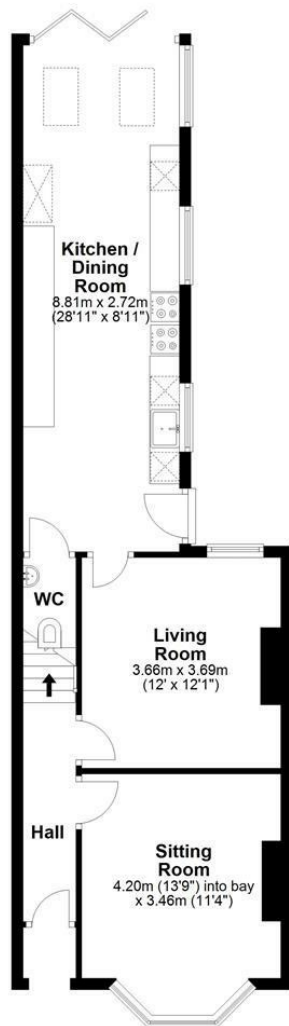
appliances are included within the sale. The dining area is light & airy, benefits from Velux windows & bi-folding doors onto a raised terrace. Completing the ground floor accommodation is a refitted W.C.

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)



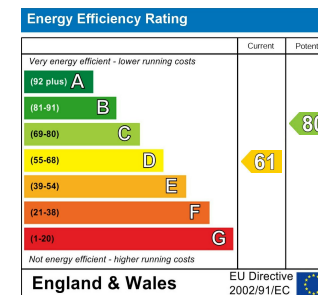
Total area: approx. 110.1 sq. metres (1184.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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