



5 Birdwood Road  
Cambridge, CB1 3ST

Guide price £550,000



# 5 Birdwood Road

Cambridge, CB1 3ST

- 1018 sqft / 94 sqm
- Driveway & garage
- No onward chain
- Scope to extend (STPP)

A superbly positioned 1930's bay-fronted house, set nicely back from the road behind a well-tended green. The Outstanding St Bede's Inter-Church School is just 8-minute's walk from the front door.

This established semi-detached house has been well cared for & enjoys a favourable position off Perne Road, just over a mile from Cambridge Station & less than 2 miles from the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

The accommodation briefly comprises an entrance hall with stairs to the first-floor & access to a cloakroom W.C. The kitchen has been fitted with a range of units & has space/plumbing for various appliances. There is a bright open-plan living/dining room with a bay-window & a sliding door to the rear garden.

Upstairs are 3 bedrooms & a shower room which has been fitted with a white suite.

Outside there is driveway parking & secure side access to a single garage with up-&-over door. The rear garden is well kept & has a decking area. The remainder is mainly laid to lawn, there is a greenhouse & 2 storage sheds, the whole is enclosed by fencing.





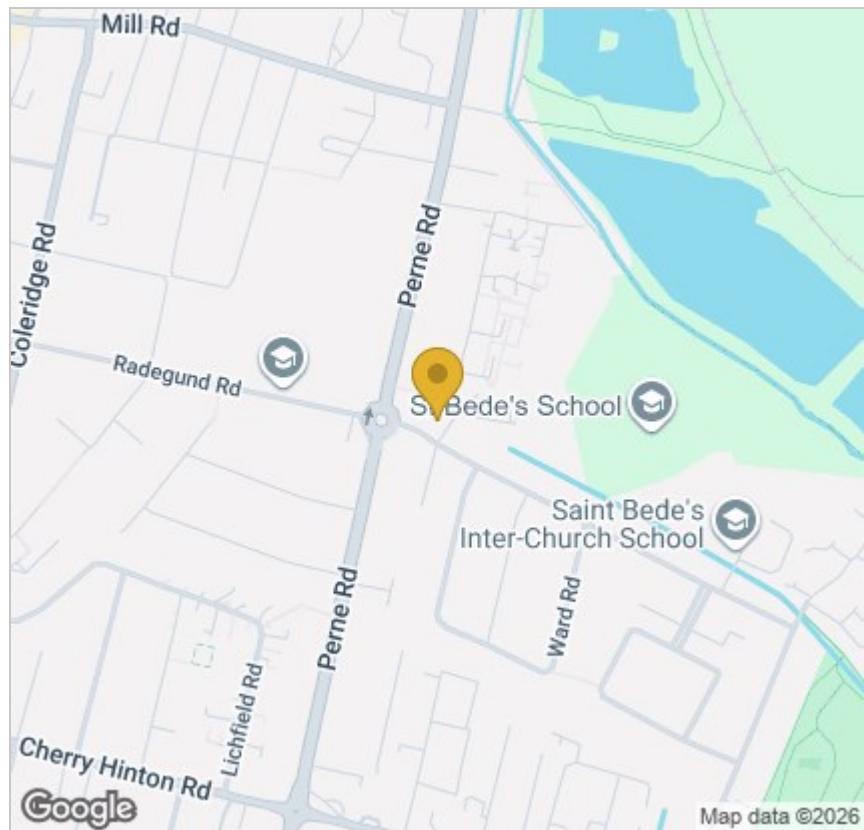
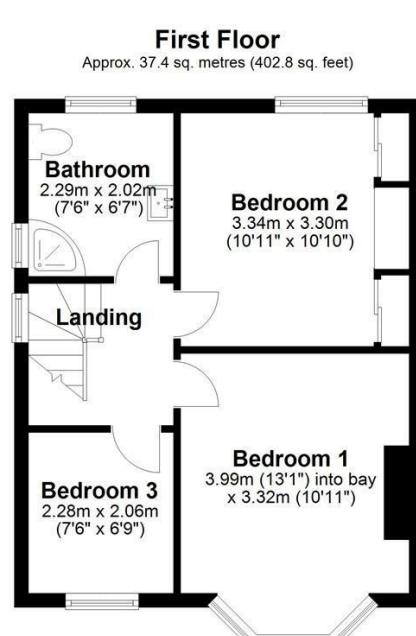
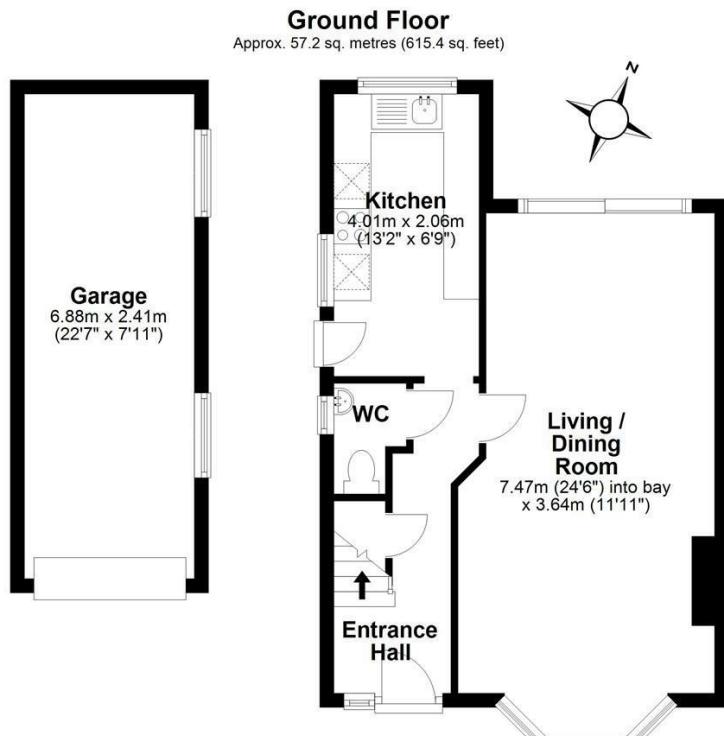
Birdwood Road is a well-regarded residential location set just off Perne Road. The area is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital & the City Centre.

The green spaces of Cherry Hinton Hall Park, Coleridge recreation & Coldham's Common offer extensive parkland & play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents & Balzano's deli.

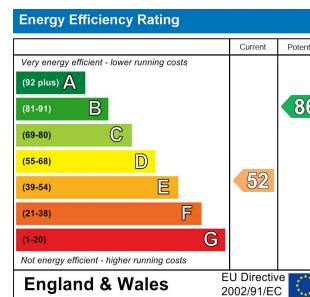
Schooling is available at the highly regarded Ridgefield Primary School with secondary provision at Coleridge Community College & St Bede's Inter-Church School.

The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space & parking that often come with being right in the very centre.





### 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.