



Mawson Road, Cambridge, CB1 2DZ



pocock & shaw

Residential sales, lettings & management

87 Mawson Road  
Cambridge  
CB1 2DZ

An attractive refurbished bay fronted 3 bedroom Victorian house of character in a popular location just south of the city centre.

- 2 Reception Rooms
- 19'3 Kitchen/breakfast room
- Cloakroom
- 3 Double bedrooms
- Bathroom
- Shower room
- Gas central heating
- Attractive enclosed garden
- Lots of character
- 1/2 mile from the railway station

Offers around £850,000



Mawson Road is located between Lyndewode Road and Mill Road in one of Cambridge's most popular residential areas just to the south of the city centre. The location is convenient for access to local facilities including an excellent selection of shops on Mill Road and is within half a mile of the main line Railway Station. Well regarded schools are readily accessible, as is the city centre.

Number 87 is an attractive refurbished bay fronted Victorian house with a well designed first floor extension which increased the size of the main (rear) bedroom. The house provides spacious accommodation with well proportioned rooms while retaining considerable charm and character with many original features.

**ENTRANCE LOBBY** with panelled entrance door with fanlight above and half glazed door to

**HALL** with radiator, coved cornice, archway, staircase and opening to

**DINING ROOM** 13' 2" to staircase x 11' 4' (4.01m x 3.35m) with full height cupboard/dresser, shelving, plaster ceiling rose, glazed double doors with stained glass panels opening to garden, half glazed door to inner lobby, store cupboard under stairs, radiator and sliding double doors to

**FRONT SITTING ROOM** 13' 9" x 12' 3" (4.19m x 3.73m) with attractive cast iron fireplace, coved cornice, radiator and door to hall.

**INNER LOBBY** with door to kitchen and door to

**CLOAKROOM** with wc, hand basin, vinyl floor and half tiled walls.

**KITCHEN/BREAKFAST ROOM** 19' 3" x 10' 3" (5.87m x 3.12m) with work surfaces with cupboards and drawers under, inset double bowl stainless steel sink, plumbing for washing machine and dishwasher, tiled surrounds, 2 tall units, wall cupboards and shelving, wall mounted gas boiler, radiator, side entrance door and wide sliding patio doors to garden.

**FIRST FLOOR**

**LANDING** with radiator and 2 fitted cupboards

**REAR BEDROOM 1** 16' 10" plus cupboard depth x 10' 3" (5.13m x 3.12m) with full volume ceiling with Velux rooflight, radiator, full width and full height double glazed window overlooking the garden, 2 could wardrobe/store cupboards and ladder access to high level platform

**FRONT BEDROOM 2** 11' 6" x 10' 3" (3.51m x 3.12m) with radiator and fitted cupboard

**BEDROOM 3** 11' 4" x 10' 3" (3.45m x 3.12m) with radiator and fitted cupboard

**BATHROOM** with bath with shower screen, hand basin, wc, bidet, Velux rooflight, tiled walls, tubular radiator/towel rail, fitted cupboard and shelving, extractor and spotlights.

**SHOWER ROOM** with shower cubicle with electric shower, hand basin and radiator.

**OUTSIDE**

Front garden behind low wall with flowers and shrubs and clay tiled path.

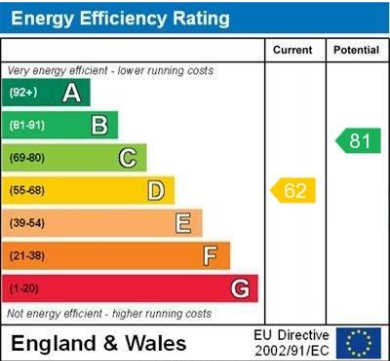
Attractive enclosed rear garden about 30' 0" x 15' 6" (9.14m x 4.72m) with paving, flowers, shrubs and rear gate.

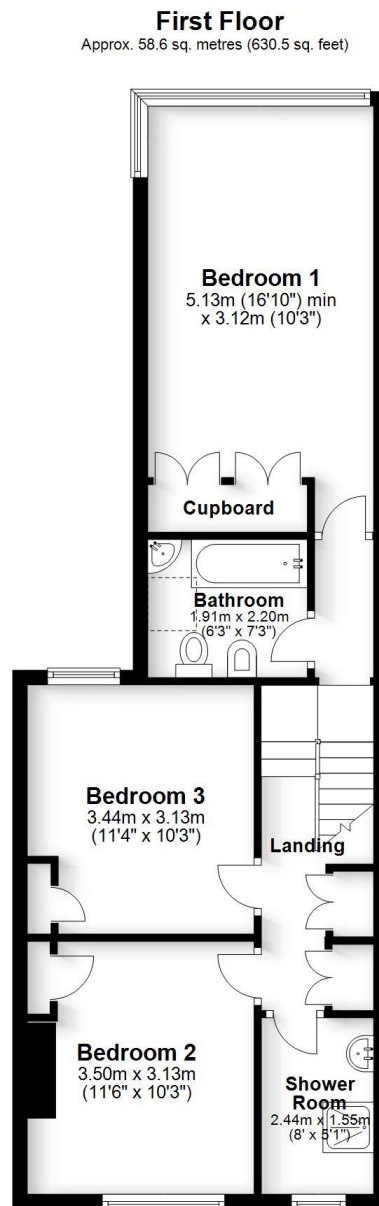
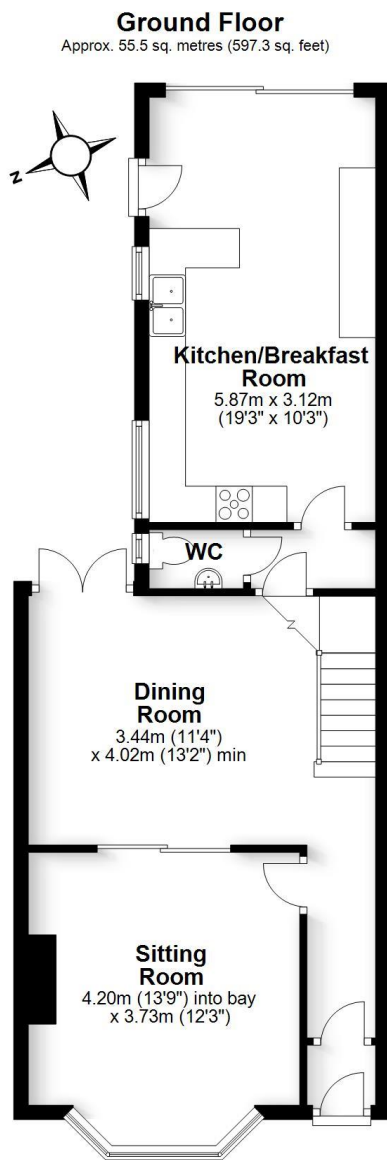
**COUNCIL TAX BAND E**

**SERVICES** All main services

**TENURE** The property is freehold

**VIEWING** By arrangement with Pocock & Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested