



Brimley Road, Cambridge
CB4 2DL

Pocock + Shaw

36 Brimley Road
Cambridge
Cambridgeshire
CB4 2DL

A detached residence offering versatile living accommodation and huge scope to extend/improve in this sought after road, within close proximity to Cambridge North Railway Station and the Science Park

- Spacious detached house
- Established residential area just to north of city centre
- Versatile accommodation
- Gas central heating
- Huge scope to update and remodel
- Good sized corner plot
- Sunny rear garden
- Garage and driveway parking
- No upward chain

Guide Price £550,000



Brimley Road is a sought after residential area off Carlton Way approached via Gilbert Road and Milton Road. The area is about 1.5 miles north of Cambridge City centre and south west of Cambridge Science Park and Cambridge North railway station. There are a good range of local shopping facilities in the immediate area and both primary and secondary schooling are close by.

This spacious detached property offers flexible and well-proportioned accommodation over two floors. The property is now in need of updating but offers an excellent opportunity for any buyer to extend (subject to any necessary consents) and re-model as desired. The property also enjoys a sunny southerly facing rear garden and is offered with no upward chain.

In detail, the accommodation comprises;

Ground Floor Glazed upvc doors to

Porch 7'6" x 3'10" (2.28 m x 1.17 m) with vinyl flooring, glazed door to

Entrance Hallway with stairs to first floor, understairs cupboard, radiator, doors to kitchen/breakfast room and living room (see later), glazed door to

Side lobby with window to side, double doors to built in cloaks cupboard, door to

Cloakroom with window to side, WC, wash handbasin, extractor fan, floor mounted electric tube heater.

Living room 24'0" x 12'9" (7.32 m x 3.88 m) with three windows to front, stone tile fireplace and hearth with inset gas fire, wall light points, two radiators, door to second reception room and glazed sliding door to

Garden room 9'9" x 5'10" (2.97 m x 1.79 m) with glazed sliding door and full length glazed side panel to garden, power and lighting, laminate wood flooring.

Second reception room 13'2" x 10'6" (4.01 m x 3.20 m) with window to rear with views to garden, double doors to built in shelved cupboard.

Kitchen/breakfast room 17'11" x 9'7" (5.47 m x 2.91 m) with two windows to side and window to rear, range of built in wall and base units with work surfaces and tiled splashbacks, breakfast bar area, stainless steel sink unit and drainer, space and plumbing for washing machine (existing washing machine to remain), built in four ring electric hob with extractor hood over and Baby Belling below, space for under counter fridge, two radiators, opening onto

Rear lobby with glazed door to garden and door to

Second cloakroom with window to rear, wash handbasin, WC, radiator.

First Floor

Bathroom with window to rear, panelled bath with tiled surround, mixer taps and shower attachment, wash handbasin with tiled splashbacks, WC, two radiators.

Shower room with window to side, fully enclosed and tiled shower cubicle with Triton 1200RE electric shower unit, vanity wash handbasin, WC, shaver point, radiator.

Landing with airing cupboard with factory lagged hot water tank and slatted wood shelving, loft access hatch.

Bedroom 1 17'8" x 10'9" (5.39 m x 3.27 m) large room with window to rear and window to side, pine louvre fronted doors to built in wardrobes to part of one wall, radiator.

Bedroom 2 12'10" x 10'10" (3.90 m x 3.29 m) with window to front, radiator, built in wardrobe cupboards to one wall.

Bedroom 3 7'9" x 9'6" (2.35 m x 2.89 m) with window to front, door to deep under stair cupboard with hanging rail and shelving.

Outside The property enjoys a front garden area with walls around one side of the property. The whole being of low maintenance design with crazy paving and single areas and brick retaining walls. Five bar gate to side, wrought iron gate to front and double wrought iron gates to the adjacent driveway which leads onto the



Attached garage 18'11" x 13'7" (5.77 m x 4.14 m) with aluminium up and over door to front, wall mounted Baxi gas central heating boiler, meters and electric consumer unit.

Southerly facing rear garden with paved patio area adjacent to the rear of the property leading onto a lawned area with wrought iron side gate, greenhouse and timber shed, outside lighting.

Services All main services

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Approximate total area

1682.38 ft²
156.3 m²



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

Pocock + Shaw