



Arbury Road, Cambridge
CB4 2JD

Pocock + Shaw

91 Arbury Road
Cambridge
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A spacious three bedroom mid-terraced home with many appealing features and a good sized garden just to the north of the City centre.

- Attractive bay-fronted residence
- Sitting/dining room
- Fitted kitchen
- Cloakroom
- Ground floor shower room
- 3 Bedrooms
- First floor bathroom
- Many appealing features
- Decent sized rear garden
- No upward chain

Guide Price £475,000



A spacious three bedroom bay-fronted terraced home, ideally located on this popular road just to the north of the historic City centre.

The property features a spacious 24' 0" sitting/dining room with timber floorboards, a well fitted kitchen with views to garden, ground floor cloakroom and shower room. The reception hallway has stairs leading to the first floor with 3 bedrooms (including a large main bedroom and a third bedroom with a mezzanine sleeping platform) and an attractive bathroom.

The property enjoys a good sized sunny rear garden with side access and a timber shed/workshop.

In detail the accommodation comprises;

GROUND FLOOR

Part glazed door to

ENTRANCE HALL with coving, doorway to sitting area (currently boarded but could be re-instated), coat hooks, radiator, stairs to first floor, timber floorboards, door to:

OPEN PLAN SITTING/DINING AREA 24' 3" x 11' 2" max (7.39m x 3.4m) comprising:

SITTING AREA 12' 0" into bay x 10' 8" (3.66m x 3.25m) with bay window to front, picture rail, chimney breast with shelved fireplace recess, built-in shelving to both sides of chimney breast, radiator, timber floorboards, opening onto

DINING AREA 12' 0" x 11' 2" (3.66m x 3.4m) with window to rear, picture rail, radiator, timber floorboards, door to hallway and door to:

KITCHEN 13' 4" narrowing to 7' 2" x 8' 8" narrowing to 5' 5" (4.06m x 2.64m) with window to rear with views to garden, good range of fitted wall and base units with timber block work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer, space for under counter fridge and under counter freezer, space and plumbing for washing machine and dishwasher, gas cooker, under unit lighting, wall mounted Baxi gas central heating boiler, radiator,

ceiling-mounted spotlight units, door to rear, ceramic tiled flooring, door to shower room.

SHOWER ROOM fully tiled shower area with Triton T80 electric shower, extractor fan, cork floor tiles, door to:

SEPARATE WC with macerator wc, wash handbasin with tiled splashbacks, mirror and shelving over, extractor fan, cork tiled flooring.

FIRST FLOOR

LANDING with two loft access hatches, built in cupboard, doors to:

BEDROOM 1 12' 9" to wardrobes x 10' 0" (3.89m x 3.05m) with window to front, radiator, picture rail, two built in wardrobe cupboards with pine louvre fronted doors, clothes hanging rails and shelving.

BEDROOM 2 11' 11" x 8' 7" (3.63m x 2.62m) with window to rear, radiator, shelf and overhead storage cupboards.

BEDROOM 3 9' 0" x 7' 3" (2.74m x 2.21m) with window to rear with views to garden, radiator, fixed open tread timber staircase to **mezzanine area/sleeping platform** with velux window, power and lighting.

BATHROOM with window to side, pine tongue and groove vaulted ceiling with recessed spotlights, panelled bath with Victorian style mixer taps and shower attachment, fully tiled surround with inset pine framed mirror over, wc, wash handbasin with recessed mirror fronted pine cupboard over, towel rail, pine floorboards.

OUTSIDE Attractively planted front garden set behind a brick retaining wall with wrought iron detailing and gate with brick paviour path to the front door.

Good sized westerly facing rear garden (96ft approx.) with a paved side return from kitchen door leading onto a paved patio and lawn, attractive lavender border and picket fence divide to next area of garden which is laid mainly to lawn with gravelled path to a gate providing pedestrian access onto Arbury Road (access shared with neighbour to right).



The last part of the garden is divided by ivy clad trellising, wisteria covered timber pergola and pine seating/patio area, greenhouse, timber shed (15'1 x 7'5) with two windows to front, power and lighting.

SERVICES All mains services.

TENURE The property is Freehold

COUNCIL TAX Band C

VIEWING By arrangement with Pocock & Shaw



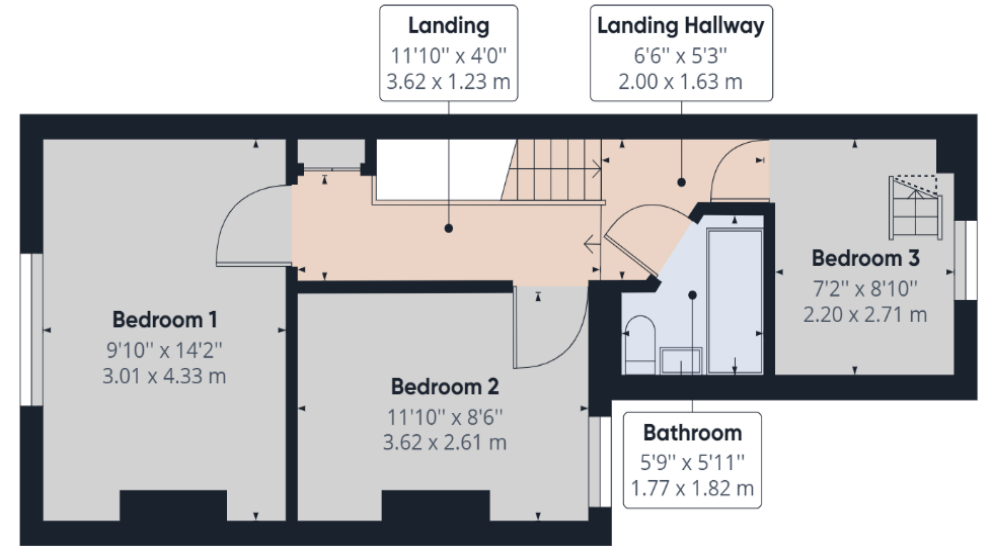
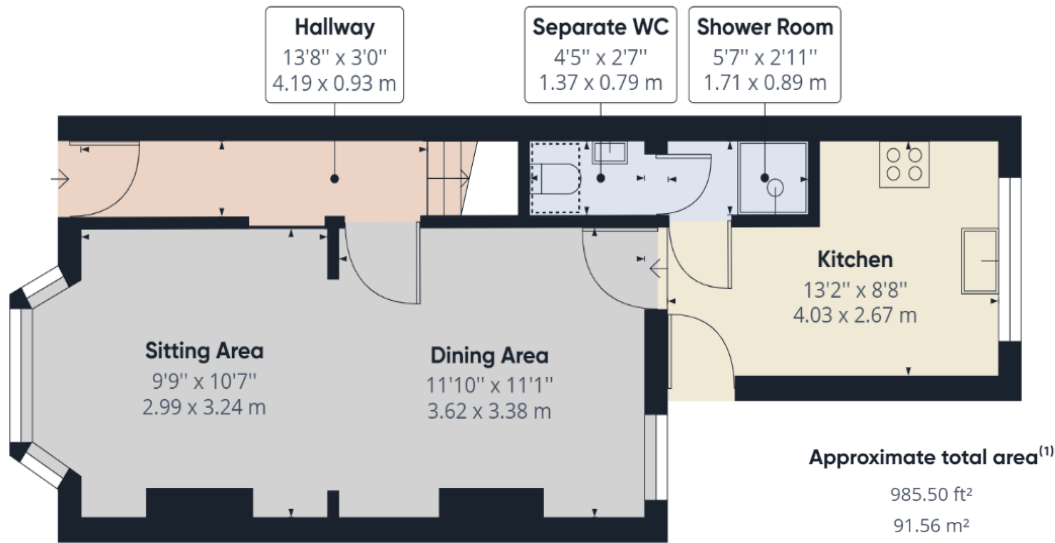
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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

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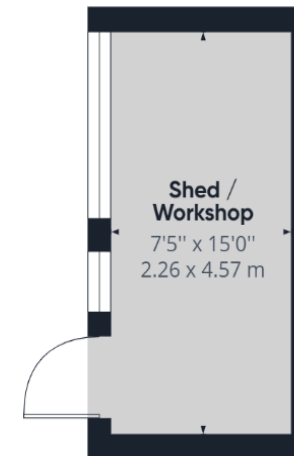
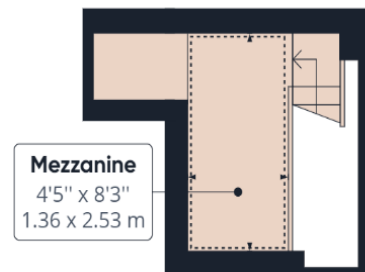
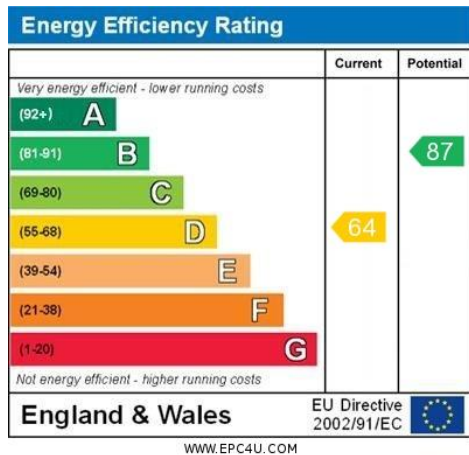
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Reduced headroom
44.92 ft²
4.17 m²



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