



Greystoke Road, Cambridge
CB1 8DS

Pocock + Shaw

14 Greystoke Road
Cambridge
Cambridgeshire
CB1 8DS

A spacious 4 bedroom semi detached property enjoying a pleasant position within this convenient and sought after south city location

- 4 bedroom semi detached house
- Favoured south city location
- Close to Cherry Hinton Hall
- Easy reach to Addenbrooke's hospital/ biocampus
- In need of updating but offering great potential
- Front garden and driveway parking
- Garage with remotely operated electronic door
- Sunny rear garden with a high degree of privacy
- Gas central heating and double glazing
- **No upward chain**

Guide Price £575,000



An established 4 bedroom semi-detached house, enjoying an excellent position in the favourable south side of the City between Cherry Hinton Road and Queen Ediths Way, perfectly positioned for nearby schooling, Cherry Hinton Park and Addenbrooke's hospital biomedical campus.

The well proportioned accommodation is set across two floors of accommodation comprising entrance hall, cloakroom, living room, dining room, kitchen, conservatory, first floor landing, four bedrooms, and bathroom. The property further benefits from an attractive and sunny landscaped rear garden with a high degree of privacy a single garage and extensive off-road parking.

In need of updating, the property offers huge scope and in detail the accommodation comprises;

Ground Floor

Open porch with courtesy light and glazed door to

Reception hallway with stairs to first floor, understairs cupboard, built in cupboard, radiator, inset brush mat.

Cloakroom with window to side, WC, wash handbasin with tiled splashback and mirror over, radiator.

Sitting room 16'2" x 12'1" (4.92 m x 3.68 m) with bow window to front, tiled fireplace with inset gas coal effect fire, uplighters, two radiators, parquet flooring, opening onto the

Dining area 11'11" x 9'5" (3.63 m x 2.86 m) with upvc glazed doors to conservatory, carpet with parquet flooring underneath, radiator, ceiling mounted spotlight unit.

Conservatory 13'5" x 7'11" (4.08 m x 2.41 m) upvc double glazed conservatory with doors and windows to garden, radiator, wall mounted Dimplex electric heater, power and lighting.

Kitchen 12'2" x 11'11" (3.70 m x 3.62 m) good sized kitchen with range of wall and base units, stainless steel sink unit with double drainer, gas cooker with hob and

electric oven, wall mounted Baxi gas central heating boiler, door to built in shelved pantry cupboard, ceiling mounted spotlight unit, glazed door to

Side lobby opening onto understairs recess, lighting, inset brush mat, part glazed upvc door to side.

First Floor

Landing with window to side, loft access hatch, radiator, wall uplighter, airing cupboard with factory lagged hot water tank and slatted wood shelving.

Bedroom 1 14'2" x 10'11" (4.31 m x 3.32 m) with window to front with views to trees and small green area, radiator, recess with pine shelving.

Bedroom 2 11'11" x 8'7" (3.63 m x 2.61 m) with window to rear with views to garden, radiator, built in wardrobe.

Bedroom 3 10'0" x 8'10" (3.04 m x 2.69 m) with window to rear with views to garden, radiator, wall light points.

Bedroom 4 10'4" x 10'11" (3.14 m x 3.33 m) with window to front, radiator, built in desk top with adjacent built in cupboard to side, uplighters.

Bathroom with window to rear, panelled bath with Mira 'Gem 88' shower unit over and tiled surround, wash handbasin, WC, part tiled walls, chrome heated towel rail, striplight with shaver point, mirror fronted wall cabinet.

Outside Front garden mainly laid to lawn with flower and shrub borders and central square border with paved edging. Driveway providing off road parking leading onto the

Brick built garage 18'1" x 8'11" (5.51 m x 2.73 m) with window to rear, power and lighting, aluminium electronically operated garage door.

Rear garden 32'10" x 26'3" (10.00 m x 8.00 m) Delightful sunny rear garden with a paved patio area adjacent to the rear of the house leading onto a lawn with flower and shrub borders, mature lilac and pear



trees (planted from seeds by owner), recess with timber shed, timber arch, outside tap.

Tenure The property is Freehold

Council Tax Band E

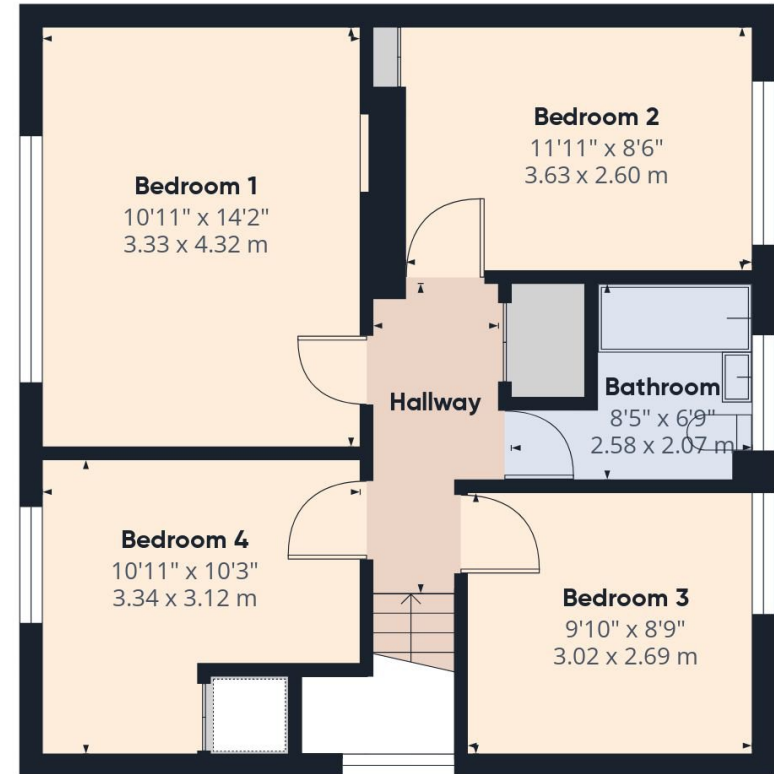
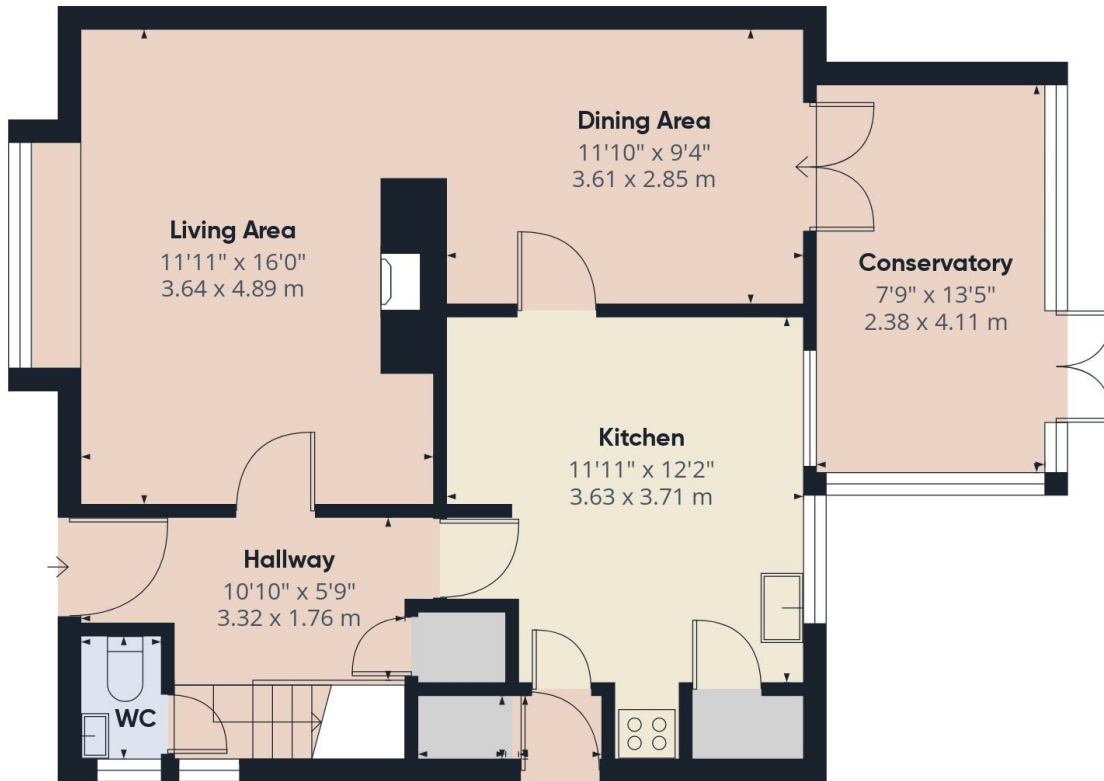
Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Approximate total area

1383 ft²

128.5 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

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