



City Road, Cambridge
CB1 1DP

Pocock+Shaw

26 City Road
Cambridge
Cambridgeshire
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A 3 bedroomed Victorian residence offering well proportioned accommodation and a charming courtyard garden, in the heart of the Kite area, moments from the city centre

- Centrally located period property
- 3 bedrooms
- En suite shower room and bathroom
- Spacious open plan sitting/dining room
- Kitchen/Breakfast room
- Gas central heating and sash windows
- Enclosed courtyard garden
- No upward chain
- Permit parking

Guide Price £699,950



City Road forms part of an established area known as The Kite and is conveniently located between the Grafton Centre and shopping facilities on Burleigh Street and Fitzroy Street, including Waitrose supermarket and various cafes and artisan food outlets. In addition, Parkers Piece, Christ Pieces, Midsummer Common and the river, together with several colleges and university departments are all within walking or cycling distance.

This charming Victorian residence provides well-proportioned accommodation arranged over two floors and enjoys a charming courtyard garden, in the heart of the Kite area, moments from the city centre.

Offered with no upward chain, the accommodation in detail comprises;

Ground Floor with front door with fanlight over to

Entrance hall with coved arch, stairs to first floor, radiator, light oak strip wood flooring, opening onto

Sitting/dining room 24'7" x 12'1" (7.50 m x 3.68 m) open plan room comprising

Sitting area 13'5" x 13'0" (4.08 m x 3.97 m) with sash window to front, chimney breast with shelving to side, radiator, ceiling mounted spotlight unit, light oak strip wood flooring.

Dining area 11'1" x 16'1" (3.39 m x 4.90 m) with built in shelving and cupboards to one wall, radiator, understairs cupboard with lighting, ceiling mounted spotlight unit, light oak wood strip flooring, glazed door and over door panel (both with leaded and coloured glass detailing) to

Kitchen/ Breakfast room 12'11" x 12'7" (3.93 m x 3.84 m) with glazed door and window to rear, slightly vaulted side area with glazed lantern giving lots of light into the room, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, gas cooker with extractor hood over, washing machine, dishwasher, fridge-freezer, one and a quarter bowl stainless steel sink unit and drainer, wall mounted

Worcester gas boiler, radiator, recessed ceiling spotlights, ceramic tiled flooring.

First Floor

Landing split level landing with loft access hatch, airing cupboard with factory lagged hot water tank, doors to

Bedroom 1 16'11" x 10'3" (5.15 m x 3.13 m) with two sash windows to front, built in wardrobe and cupboards to one wall, radiator, door to

En suite shower room with fully tiled and enclosed shower cubicle with Triton electric shower unit, wash handbasin with tiled splashbacks, mirror fronted unit and strip light/shaver point over, WC, radiator, extractor fan.

Bedroom 2 12'8" x 7'0" (3.87 m x 2.13 m) with sash window to rear, radiator.

Bedroom 3 8'9" x 7'10" (2.67 m x 2.39 m) with sash window to rear, radiator.

Bathroom with panelled bath with fully tiled surround, mixer taps and shower attachment, glass shower screen over, WC, wash handbasin with tiled splashbacks, strip light and shaver point, radiator.

Outside Rear garden 7.07m x 3.16m with paved courtyard enclosed by brick walls and fenced boundaries. Timber shed, raised brick flower and shrub borders, outside tap and lighting.

Permit parking via Cambridge City Council. The property is within the Kite area and any interested party is advised to make their own enquiries via the council as to availability.

Services All mains services

Tenure The property is Freehold

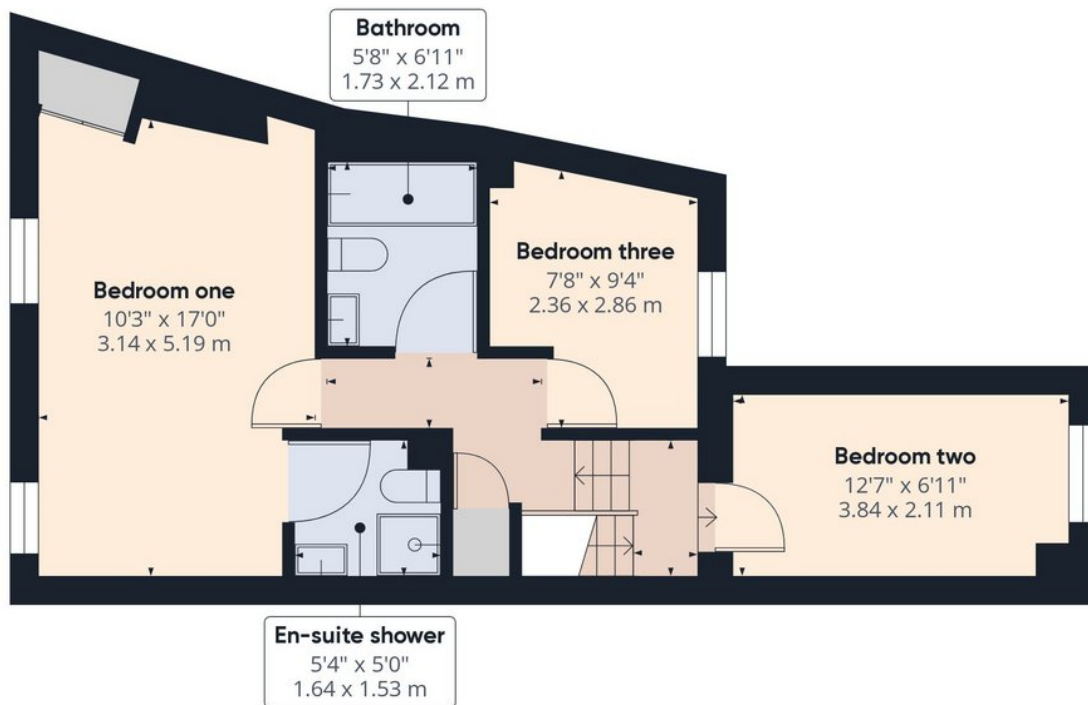
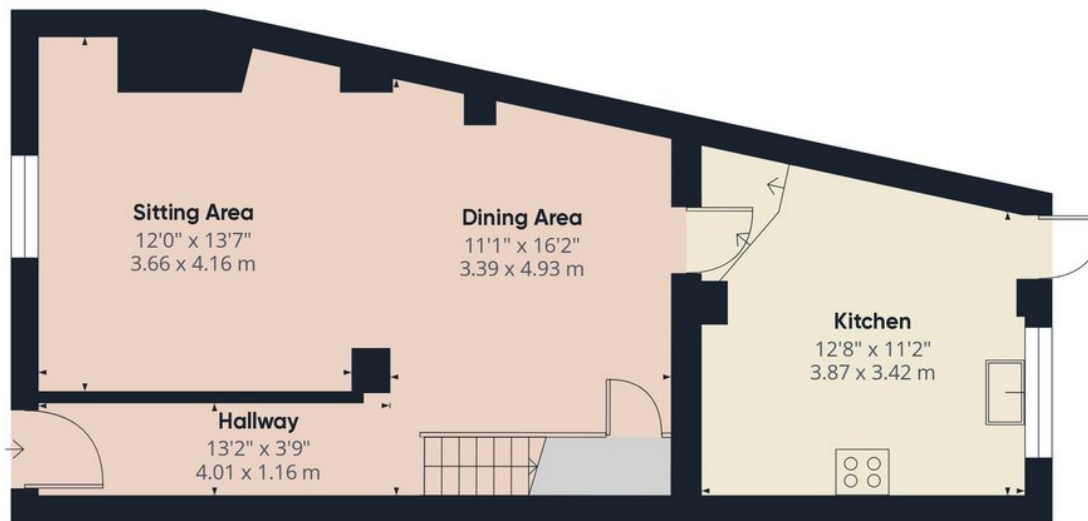
Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Pocock+Shaw



Approximate total area

984.47 ft²

91.46 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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