



P Resident permit holders only
VICTORIA
Mon - Sat
9 am - 5 pm

PRIVATE

7 Greens Road, Cambridge, CB4 3EF
Guide Price £425,000 Freehold



rah.co.uk
01223 323130

A WELL-CARED-FOR VICTORIAN, END-OF-TERRACED HOME, ENJOYING A PLEASANT POSITION ON THIS NO-THROUGH-ROAD WITHIN EASY REACH OF THE RIVER AND CITY CENTRE. PERMIT PARKING AVAILABLE AND FRONT GARDEN ONLY.

- Close to the river and city centre
- 779 sqft / 72 sqm
- Residents' Permit parking is available
- Double glazing
- EPC - D / 65
- Victorian end-of-terrace house
- 3 beds, 1.5 bath, 1 recept
- 0.01 acres
- Gas-fired heating to radiators
- Council tax band - D

This attractive Victorian house is within walking distance of the river, Jesus Green and Midsummer Common. It is a no-through road and there is truly little traffic, which contributes to a wonderfully quiet, yet central residential location. The property has been well cared for by the current owners and enjoys an enviable end-of-terrace position.

On the ground floor is a bright living / dining room, which benefits from southerly aspects and has stairs leading to the first floor. The kitchen has been fitted with a range of base and eye-level units and has space/plumbing for various appliances, coupled with a door to the rear garden. The ground-floor shower room is fitted with a modern suite and is complemented by attractive tiling and an illuminated mirror.

Upstairs are three bedrooms and a cloakroom W.C. with a wash hand basin. The landing provides access to a partially boarded loft.

The front of the property has a shingled and paved garden enclosed by brick walls with bike storage and a seating area. Residents' Permit Parking is available via the Victoria parking scheme, which gives parking access to various streets including Garden Walk, Primrose Street, Corona Road and Victoria Park.

Location

Greens Road is a popular residential location set just off Victoria Road, close to Mitcham's Corner and a mile away from Cambridge City Centre. The area is within easy reach of a wide range of local amenities on Histon Road and the Castle Hill area, making it convenient for work and socialising, while being the perfect spot to get away from the hustle and bustle. The property itself is nicely set back behind a walled garden on the west side of Greens Road.

Transport links are excellent with regular bus services and cycle routes to the city centre. Both Cambridge and Cambridge North Railway Stations are just a couple of miles away from the property.

Tenure

Freehold

Agent's Note

We understand that the rental value of this property is £1800 pcm.

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

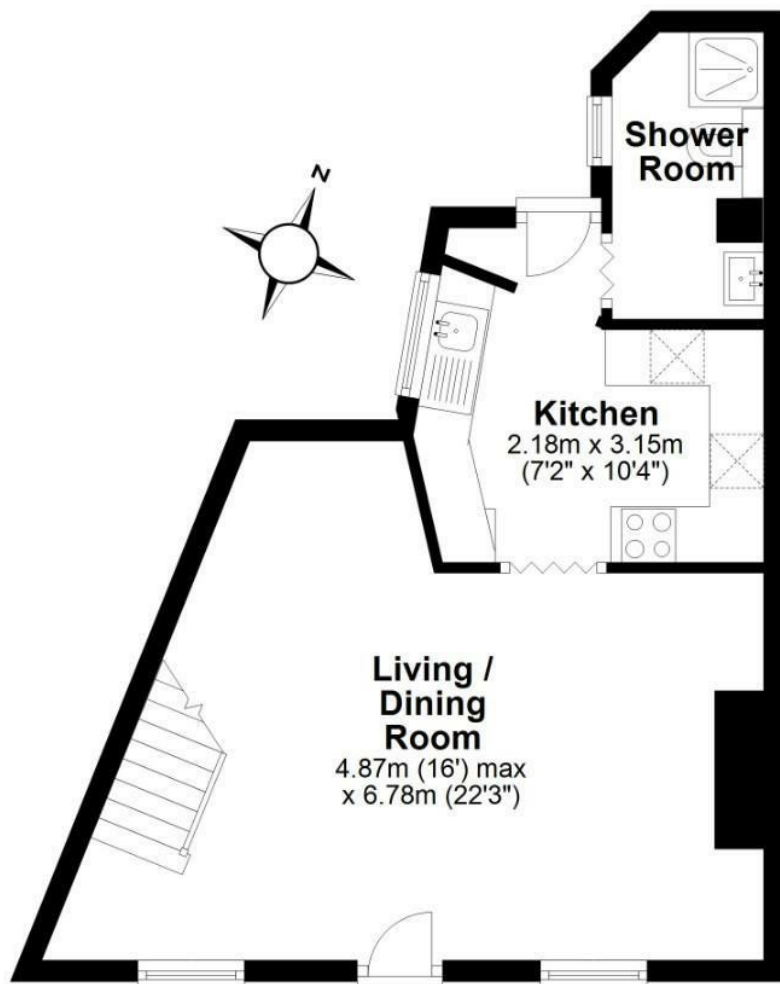
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



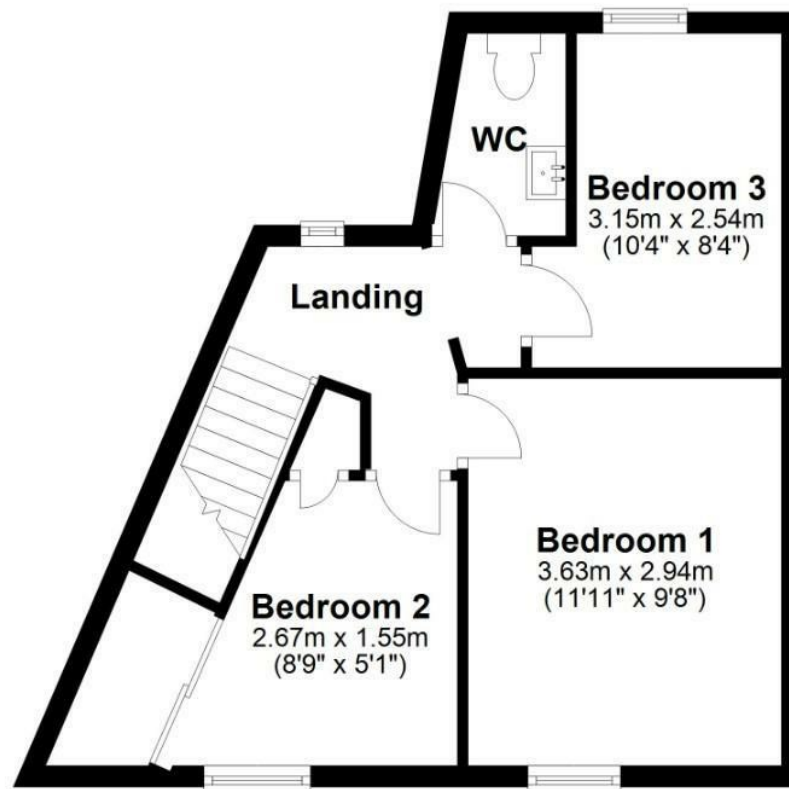
Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 72.4 sq. metres (779.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

