



89 Glisson Road, Cambridge, CB1 2HG
Guide Price £525,000 Freehold



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01223 323130

**AN ATTRACTIVE LATE VICTORIAN HOME WITH A COURTYARD GARDEN,
RETAINING A NUMBER OF PERIOD FEATURES AND ENJOYING A CONVENIENT
POSITION IN THE HEART OF PETERSFIELD. FOR SALE WITH NO CHAIN.**

- 835 sqft / 77 sqm
- 2 bed, 2 recep, 1 bath
- Gas-fired heating to radiators
- Victorian
- Council tax band - D
- Mid-terraced house
- 81 sqm / 0.02 acre
- Permit parking
- EPC – D / 57

This characterful Victorian home enjoys a pleasant position on the northern end of Glisson Road, a stone's throw from Mill Road with its combination of pubs, eateries, and wide range of shopping facilities.

On the ground floor is an open-plan living/dining room with a feature fireplace, built-in cupboards and shelving, finished with original wood flooring. The dining area has an understairs storage cupboard and stairs leading up to the first-floor. The kitchen has been fitted with a range of base and eye-level units and includes a breakfast bar. There are various freestanding and integrated appliances, all of which are included in the sale.

Upstairs are two bedrooms; the master is particularly spacious and includes a feature fireplace. Both rooms have built-in storage cupboards and the landing provides access to a partially-boarded loft, which has a pull-down ladder. Finally, the bathroom has been fitted with a modern white suite including a shower over the bath.

Outside, a secure side passageway leads to the walled courtyard garden, which is mainly paved for ease-of-maintenance and bordered with several established shrub beds and trees. There is resident parking available on the Tenison parking scheme, Under which, guest parking permits can be applied for from the council. There is also visitors' pay and display parking just 20m from the front door.

Agent's Note

Residents of No.87 have a pedestrian right of way from the street through the seller's alleyway to No.87.

Location

Glisson Road forms part of a popular and convenient location close to the city centre, railway station and many of the facilities offered by the University. There is a wide range of local shops both in Mill Road and Hills Road, whilst schooling is available at St Paul's Primary School and secondary schooling is available at Parkside Community College. Many of the city's independent schools are also close by.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

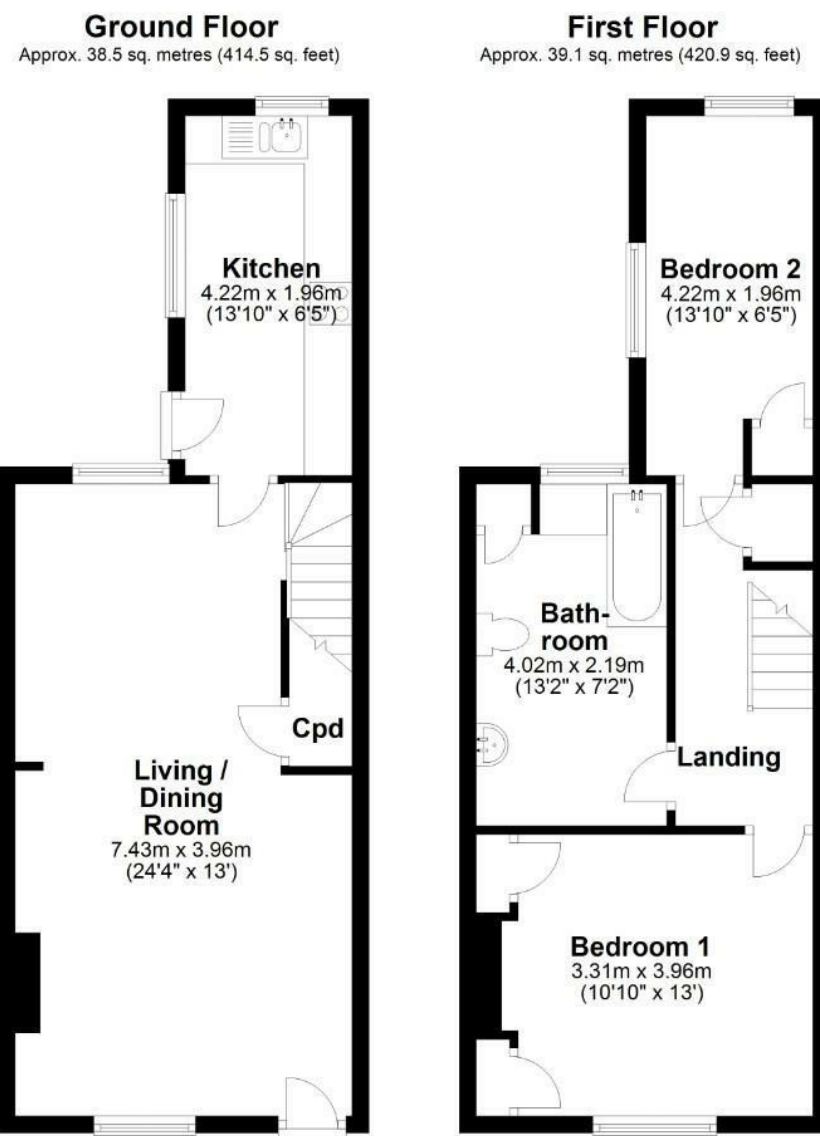
Fixtures and Fittings

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

Viewing

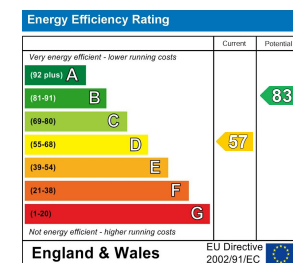
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Total area: approx. 77.6 sq. metres (835.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

