



16 Derby Road  
Cambridge, CB1 7BU

**Guide price £800,000**



## 16 Derby Road

Cambridge, CB1 7BU

- Victorian bay-fronted house in an excellent location.
- 3 double bedrooms
- Large kitchen/family room
- Ground floor cloakroom
- EPC rating C

A 3-bedroom, bay-fronted Victorian house with a large extension offering lovely family space of over 1200 sq. ft, located on a quiet road off the City end of Cherry Hinton Road and within the catchment of Morley Memorial Primary School.

This attractive home is arranged over two floors and includes the original stained glass entrance that leads to the hallway. The front sitting room has a bay window and original plaster cornice. The living room is in the centre of the house but unusually has two windows to the side aspect making it a lovely bright space, the kitchen/family room has been extended and is well-fitted with low-level cupboards and quartz worktops. There is a range cooker, Velux roof light and a door to the side, as well as wide bi-fold doors that open to the rear garden.

Upstairs there are 3 double bedrooms, the main room has extensive built-in cupboards, the second room has a cast iron fireplace and the third room has a vaulted ceiling Velux roof light and a



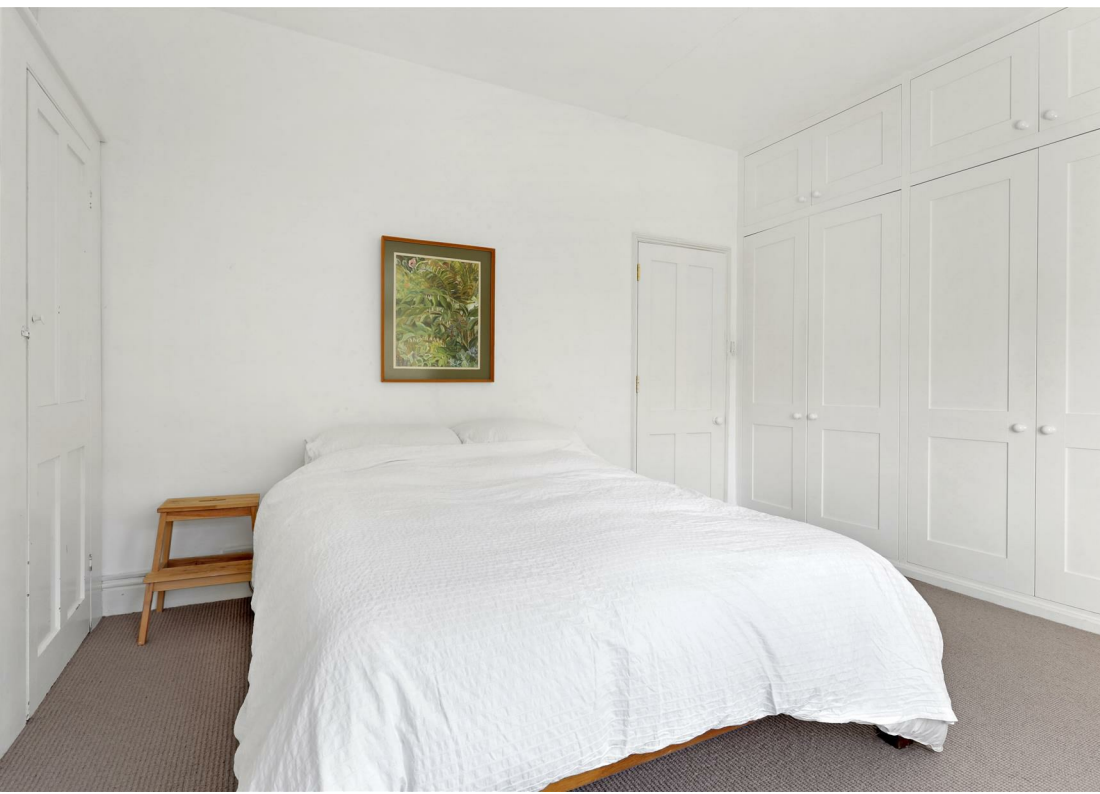


window overlooking the garden. The bathroom has been re-fitted and has a separate shower.

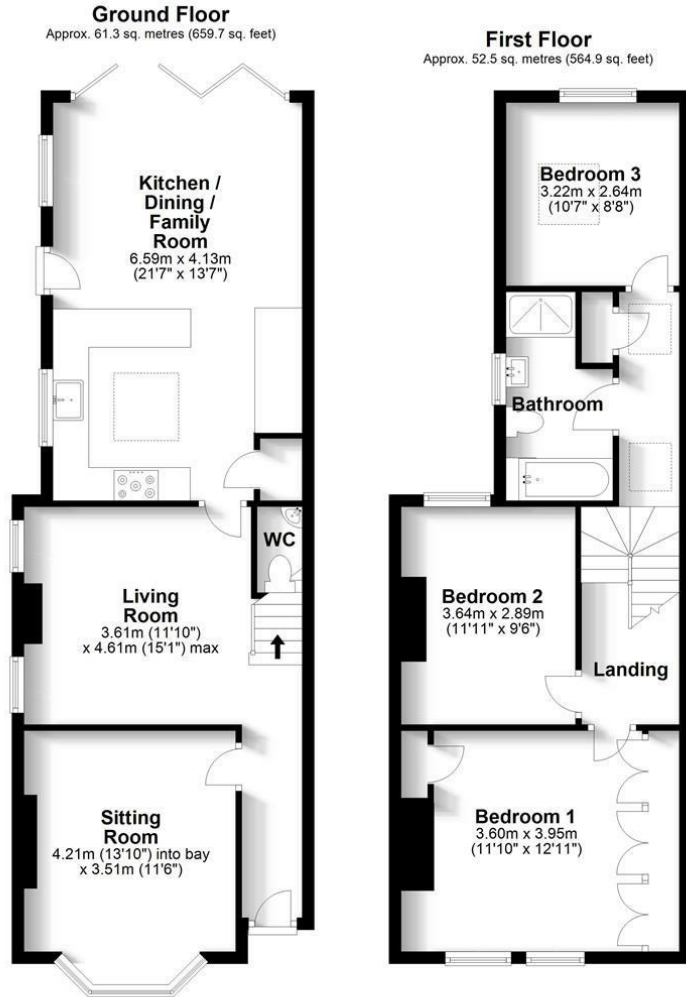
The house has gas central heating and some double glazing. It also has a ground-floor cloakroom, painted wooden floorboards in several areas and neutral decor.

Outside, at the front, there is a small garden behind a low wall. A wide side access leads to the rear garden which has a large patio, lawned area and well-stocked borders. It is enclosed by fencing and has a shed.

Derby Road is a small road, just off Cherry Hinton Road. It is particularly well placed for access to Hills Road and the railway station whilst still being in the catchment area of the Morley Memorial School. Facilities nearby are excellent and wide-ranging making this an extremely convenient and sought-after location. SAT NAV: CB1 7BU What3words: ///sung.warm.taking



# Floor Plan



Total area: approx. 113.8 sq. metres (1224.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

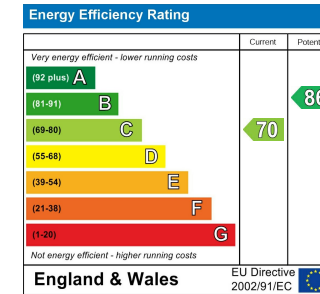
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: D

# Area Map



# Energy Efficiency Graph



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