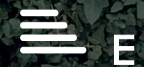




69 Gilbert Road
Cambridge, CB4 3NZ

Guide price £750,000



69 Gilbert Road

Cambridge, CB4 3NZ

- 3 bedroom semi requiring modernisation
- Catchment for Chesterton Community College
- No chain
- Beautiful long garden

A bay-fronted semi-detached house of about 1380 sq. ft, requiring modernisation, with a long southwest-facing garden, no chain and within walking distance of Chesterton Community College.

This attractive house is in a sought-after location and has plenty of scope for expansion and alteration (subject to consent). The accommodation, which does require updating, includes a porch with the original stained glass door to the hallway with understairs storage. The dining room has a bay window to the front aspect and a fireplace. The living room is surprisingly large and has patio doors to the garden. The kitchen/breakfast room has original cupboards and a pantry. There is a utility room with a door to the outside, and a ground-floor shower room.

Upstairs there is a large landing with a useful study area. All three bedrooms are a good size and one has a bay window. There is a family bathroom and a separate WC.





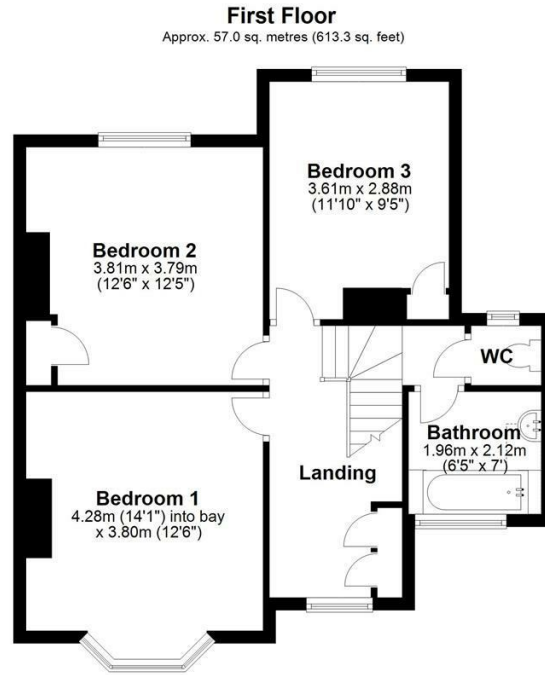
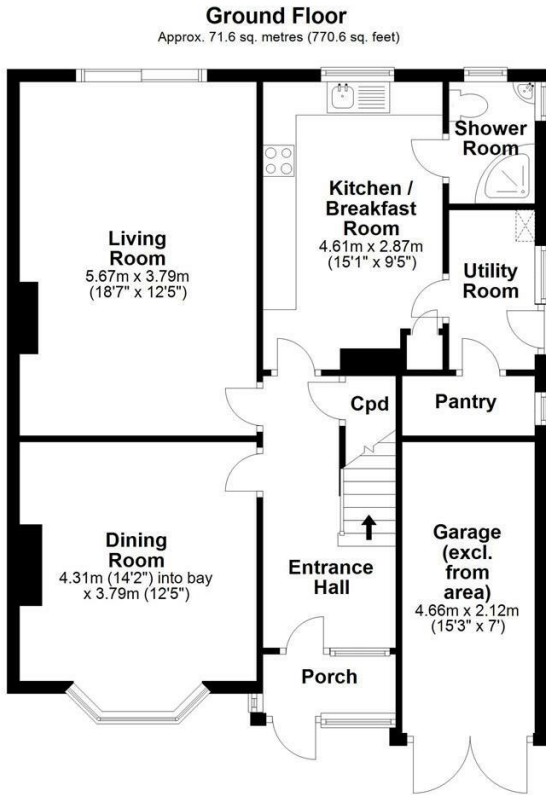
The house has double glazing, gas central heating and a burglar alarm.

Outside, at the front, a driveway provides parking and access to the garage. Side access leads to the wonderful rear garden which faces southwest and is mature and private. There is an extensive lawn, a pergola and well-stocked beds. There is a patio and a timber shed.

Gilbert Road is one of the most popular roads on the north side of the City. It joins Histon Road and Chesterton Road and is an excellent route into town either by car, on foot or by bike. In addition, it is a major bus route into the heart of the City. Its proximity to Chesterton Community College is a major attraction and the excellent facilities, local shopping and recreational spaces in the area make it a great place for families. SAT NAV: CB4 3NZ. What3words: ///forced.lace.jungle



Floor Plan



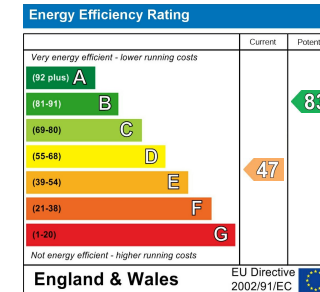
Total area: approx. 128.6 sq. metres (1383.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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: E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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