

 GRAY
TOYNBEE

10 Alpha Road
Cambridge, CB4 3DG

Guide price £550,000



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- Renovation opportunity
- Great location
- No chain
- Large garden

A rare opportunity to purchase a Victorian, 3-bedroom end of terrace house requiring modernisation, less than 100m from the river.

This 1086 sq. ft family house is in a fabulous location and offers lots of scope for improvement and extension, so it is perfect for those seeking a project and easy access into the very heart of the City.

There is a hallway, the living room has a bay window to the front aspect and a fireplace, double doors lead to the dining room, which has a tiled fireplace with cupboards on either side, and lovely garden views. The kitchen has a walk-in larder and quarry tiled floor.

Upstairs, there are three bedrooms, two are double rooms and have tiled fireplaces. The family bathroom is a good size.

The house has gas central heating, solar panels, and was re-roofed in 2014.

Outside, at the front, there is a





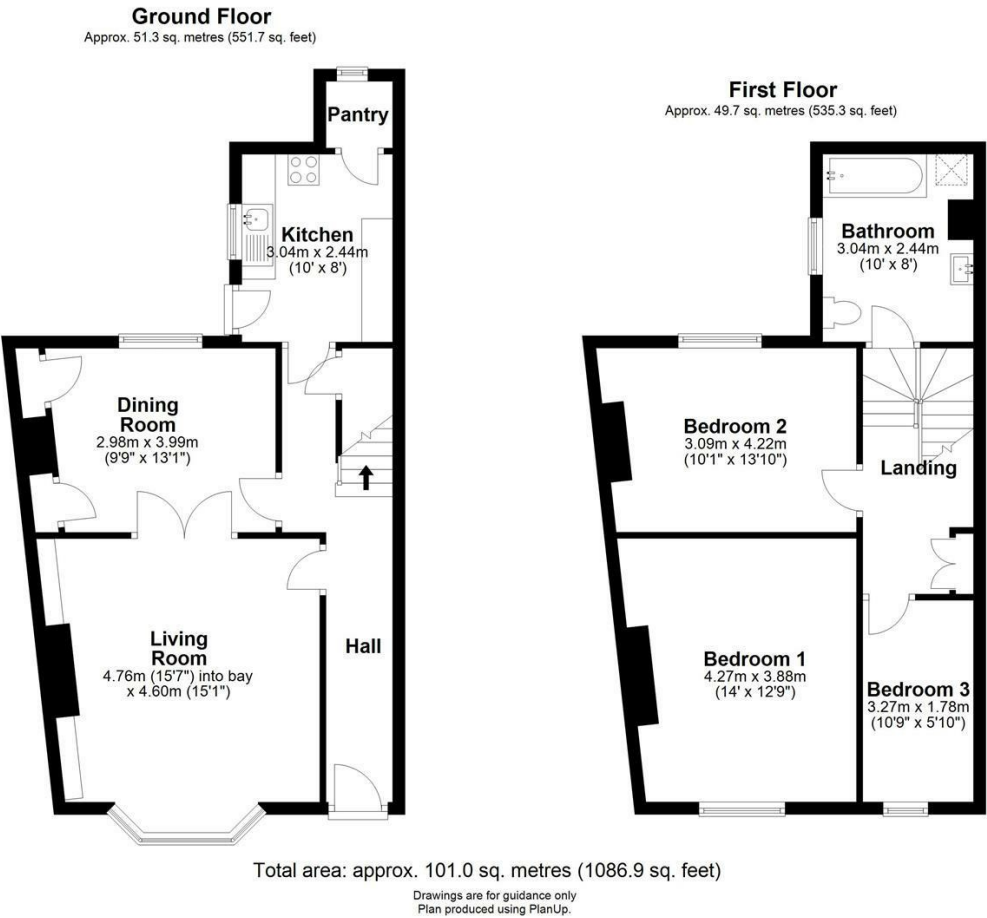
small garden. Pedestrian access leads to the rear garden, which is a surprisingly large garden and has a small brick store, flower and shrub beds and a patio. The whole is enclosed by fencing.

What3words: ///freed.blog.thing

Agents note: There is evidence of cracking in the house; the property was inspected by a structural engineer in 2015, and the findings confirmed there were no major defects at that point. Interested parties can be shown a copy of the report.



Floor Plan



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

Area Map



Energy Efficiency Graph

