

 GRAY  
TOYNBEE

10 Alpha Road  
Cambridge, CB4 3DG

Guide price £550,000





## 10 Alpha Road

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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.

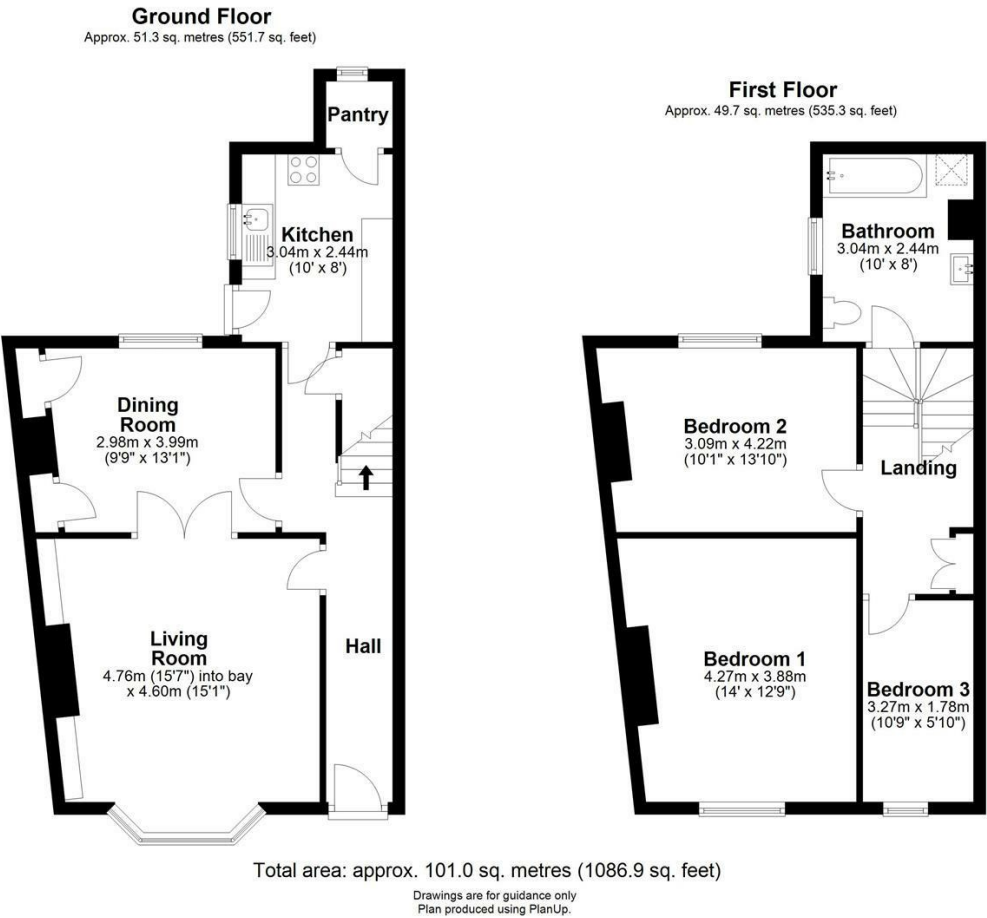
What3words: ///freed.blog.thing

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



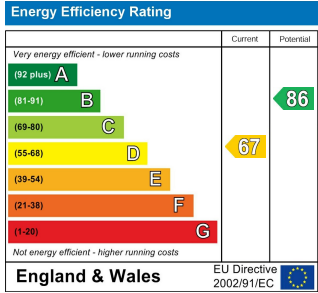
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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