



15 Greens Road
Cambridge, CB4 3EF

Guide price £475,000

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- Well proportioned Victorian home
- Lovely position on a no-through road
- 2 double bedrooms and a first-floor bathroom
- West-facing established rear garden
- Excellent local amenities and schooling including catchment for Milton Road Primary and Chesterton
- Victoria parking permit for residents

A two-bedroom Victorian terrace of around 675 sq.ft in a lovely, quiet position within walking distance of the River, Alexandra Gardens and the City centre.

There is an open-plan living/dining room with a parquet floor, fitted shutters, useful understairs storage, and a fireplace with a wood burner. The kitchen overlooks the west facing garden and has fitted storage, underfloor heating, an integrated oven, hob, extractor, washing machine and space for a fridge. There is a door to the garden and an attractive tiled floor. Upstairs, there are two bedrooms, both are a good size and one has a large built-in cupboard. The generously sized bathroom includes a shower over the bath, fully tiled walls and floor and an openable Velux rooflight.





The house has double glazing, and gas central heating. The boiler was installed in 2021.

Outside, at the front, there is a small garden set back from the street. Shared side access leads to the established rear garden, which has decking adjoining the house, a lawned area and flowerbeds and a cherry blossom tree. There is a useful timber shed with power and water connected.

Residents' Permit Parking is available via the Victoria parking scheme which gives parking access to various streets including Greens Road, Garden Walk, Primrose Street, Corona Road and Victoria Park.

Location:

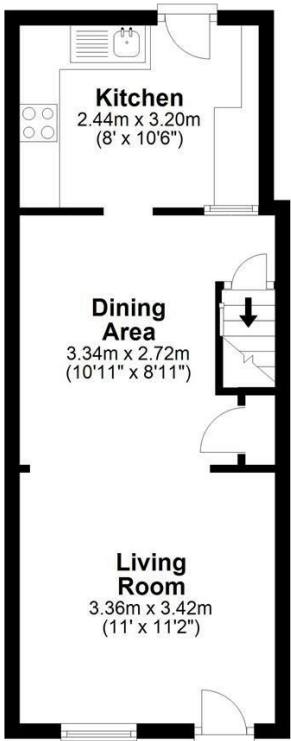
Greens Road is a sought-after residential location, tucked just off Victoria Road and conveniently close to Mitcham's Corner, only a mile from the heart of Cambridge city centre. Offering easy access to a variety of local and convenient amenities along Histon Road and the Castle Hill neighbourhood.

What3words: ///took.mimic.words



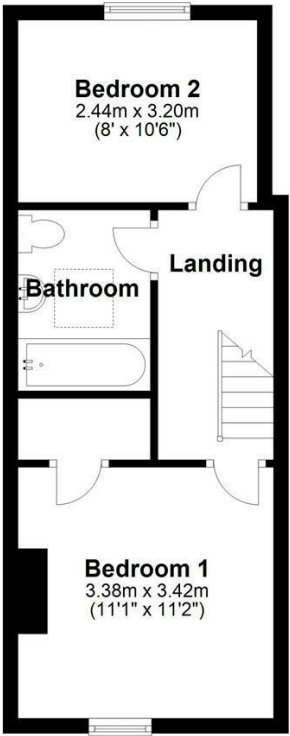
Ground Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



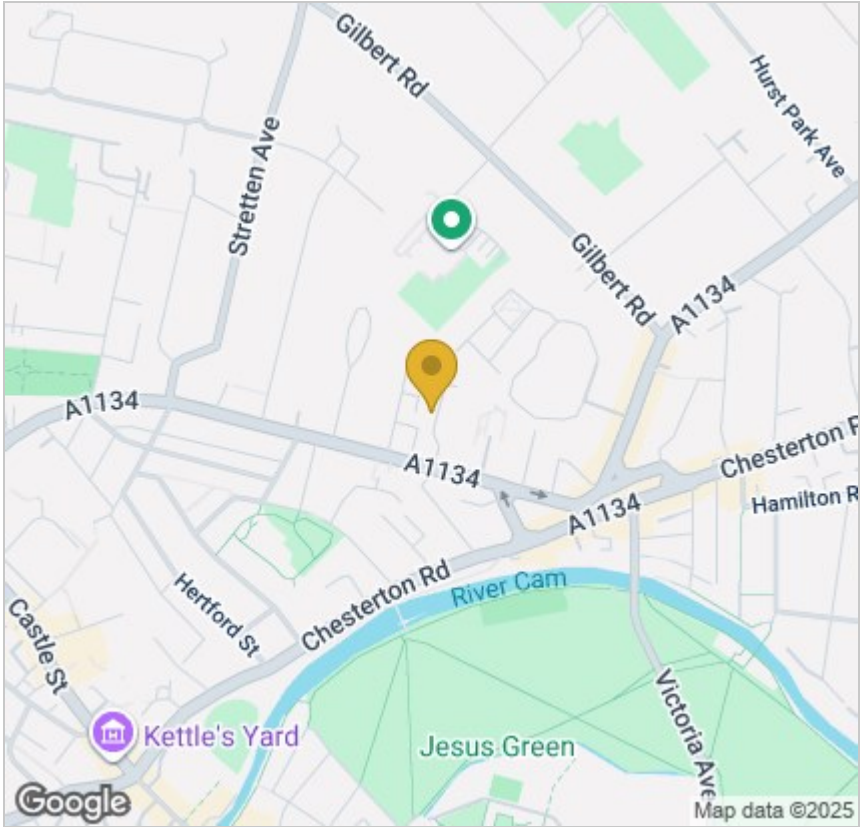
First Floor

Approx. 31.4 sq. metres (338.2 sq. feet)

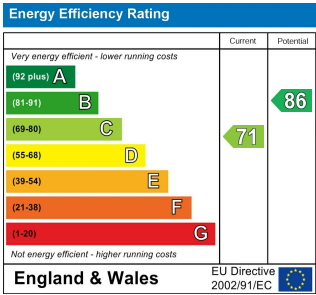


Total area: approx. 62.8 sq. metres (675.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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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