



Vinery Road, Cambridge  
CB1 3DW

**Pocock+Shaw**

85 Vinery Road  
Cambridge  
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Cambs  
CB1 3DW

A handsome bay fronted city home benefitting from 3 bedrooms and an attractive rear garden situated in this sought after residential area offering easy access to excellent local schooling, a wide array of local amenities, train station and Cambridge city centre.

- 3 double bedrooms
- Family bathroom
- Attractive rear garden with pedestrian access
- Open plan sitting/ dining room
- Double glazed and gas central heating
- Fitted kitchen
- Ground floor cloakroom
- St Phillips Primary School catchment

Offers Around £565,000



An attractive terraced home situated in the Romsey Town area of the city just off the ever popular Mill Road. The house, which is very close to Romsey recreation ground, features well presented accommodation arranged over two floors and an enclosed garden with store and gated rear pedestrian access. The property provides easy access to the city centre, railway station, a wide variety of shops and cafes and is situated within the catchment area for St Phillips Primary School.

**Entrance hallway** with double glazed door with fanlight over, dado rail, radiator, stairs to first floor, archway, glazed door to

**Living Dining Room** 24'3" x 10'8" (7.39 m x 3.27 m) impressive double length living room with double glazed bay window to the front, dado rail, radiator, understairs storage cupboard.

**Kitchen** 9'10" x 7'7" (3.01 m x 2.33 m) with range of fitted wall and base units, work tops with inset enamel sink and mixer tap, electric oven with Neff hob and cooker hood over, range of downlighters, space for fridge/freezer, tiled flooring and splashbacks, through to

**Utility area** 6'6" x 6'5" (1.99 m x 1.98 m) with tiled flooring, wall mounted Vaillant central heating boiler, space for range of appliances, double glazed door to garden, radiator.

**Cloakroom** with wash handbasin, tiled splashback, low level WC, double glazed window to rear, radiator, tiled flooring.

**Bathroom** with panelled bath, tiled splashbacks, wash handbasin, low level WC, shower enclosure, glass door and wall mounted controls, velux roof light, radiator.

## First Floor

**Landing** with overstairs storage with shelving, radiator.

**Bedroom 1** 10'3" x 13'6" (3.13 m x 4.13 m) with two double glazed windows to the front, two radiators.

**Bedroom 2** 11'11" x 8'1" (3.65 m x 2.47 m) with double glazed window to the rear, radiator, range of fitted storage.

**Bedroom 3** 10'0" x 8'11" (3.06 m x 2.73 m) with double glazed window to rear, radiator.

**Outside** To the front of the property is a small walled front garden with a gateway and quarry tiled pathway to the front door.

**Rear garden** the rear garden commences with a paved patio area leading to a established lawn with inset path to rear gated pedestrian access, range of well stocked flower and shrub beds. The garden is walled and fenced and features an outside store, tap and in all extends to approximately 45ft.

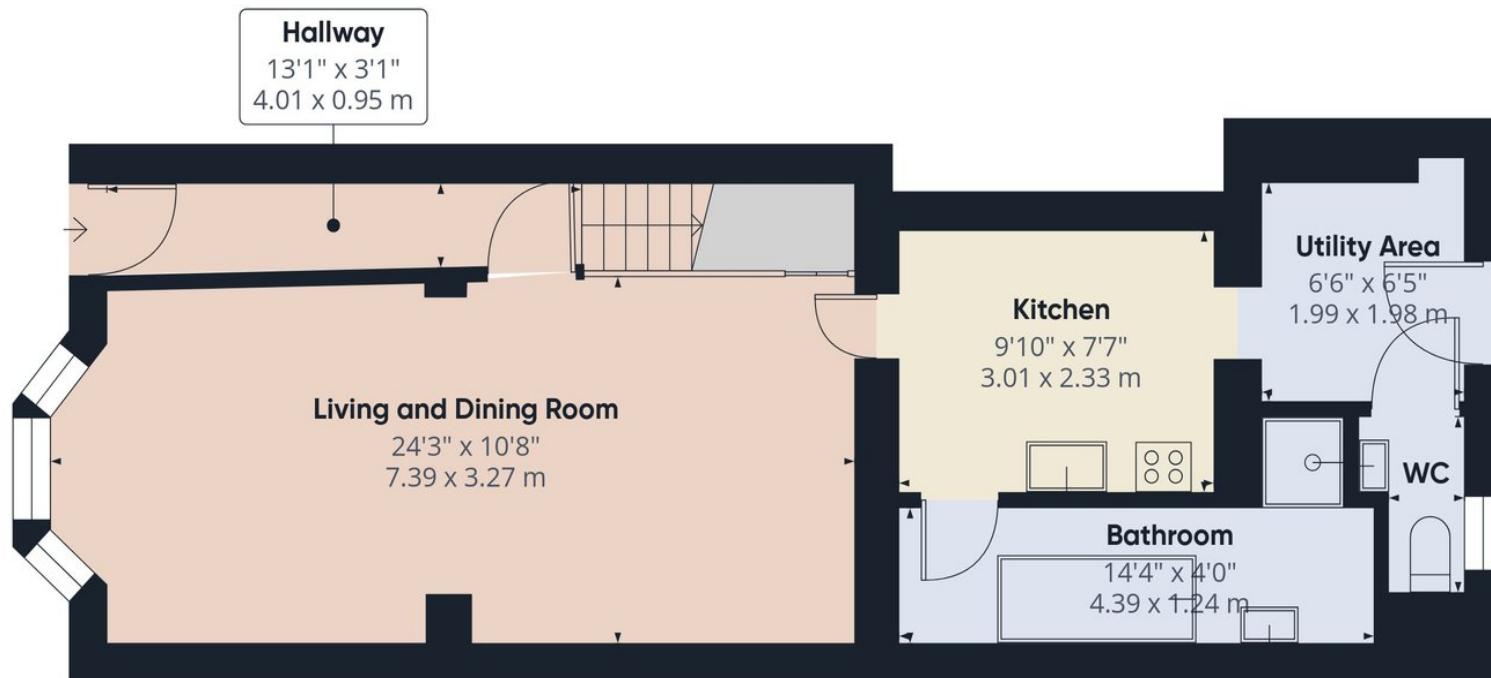
**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

873 ft<sup>2</sup>

81.1 m<sup>2</sup>



EPC awaited

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested