

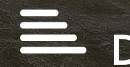


GRAY  
TOYNBEE



99 Oxford Road  
Cambridge, CB4 3PJ

Guide price £600,000



## 99 Oxford Road Cambridge, CB4 3PJ

- Fantastic location
- 3 bedrooms
- Ground floor WC
- End of terrace

A spacious 3-bedroom end-of-terrace home of over 1,000 sq.ft, stylishly finished and conveniently positioned just a short walk from town and backing onto college playing fields.

This attractive, spacious family house is in excellent condition and includes a living room with a bay window, bespoke shutters, original floorboards and a fireplace. The dining room also has original floorboards, a fireplace, and a door to the garden. The kitchen is a good size and is well fitted with base and eye-level storage, an oven, hob, extractor, dishwasher, and washing machine. The kitchen leads to the conservatory, which has double doors to the garden and provides access to the ground-floor WC.

Upstairs, there are three bedrooms, a lovely double room with a bay window, shutters, and an original fireplace, overlooking the front, then a double and a single overlooking the college playing fields at the rear. The bathroom has been refitted with a shower over the bath, full wall





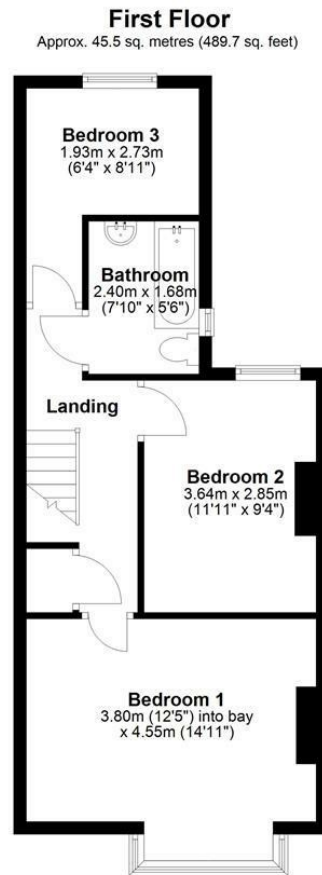
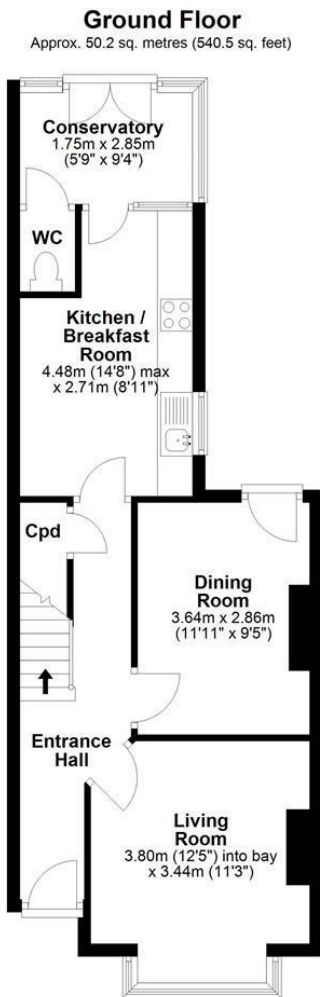
and floor tiling and a towel rail.

The house has double glazing and gas central heating.

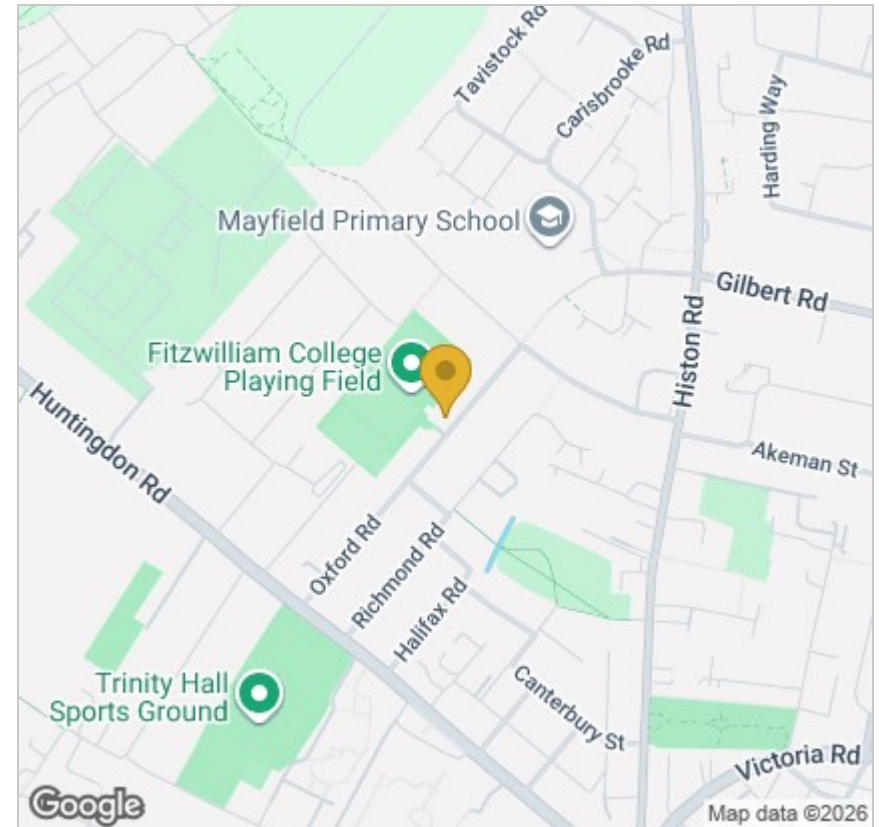
At the front, there is a low-maintenance garden enclosed by low fencing. A shared side access leads to the rear garden, which is a good size, has a patio area, a shed, and is enclosed by fencing.

What3words: ///skips.noisy.indoor

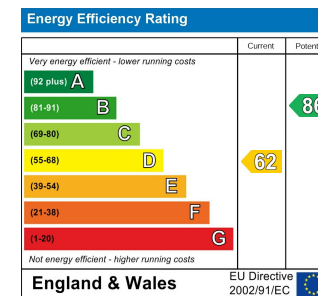




Total area: approx. 95.7 sq. metres (1030.2 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

Agents' note: The pavilion on the playfields at the rear has planning consent for redevelopment; purchasers are advised to visit the planning portal for more information.

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