



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





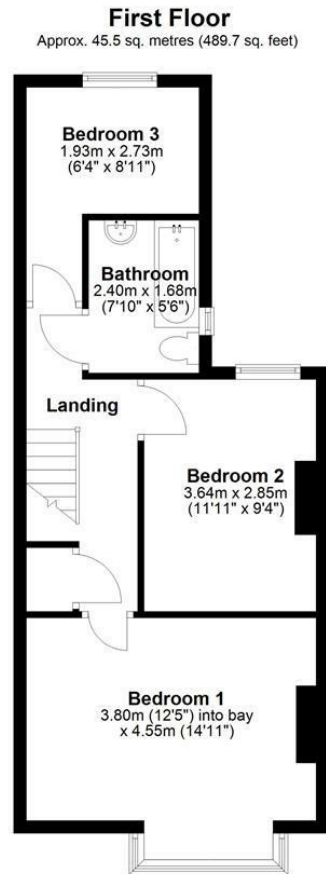
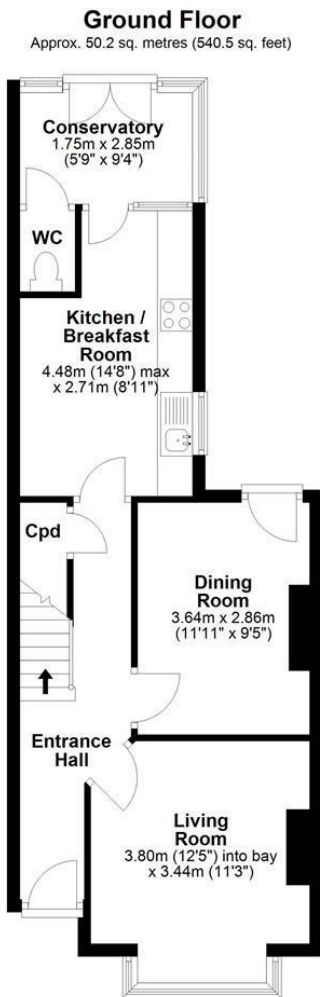
and floor tiling and a towel rail.

The house has double glazing and gas central heating.

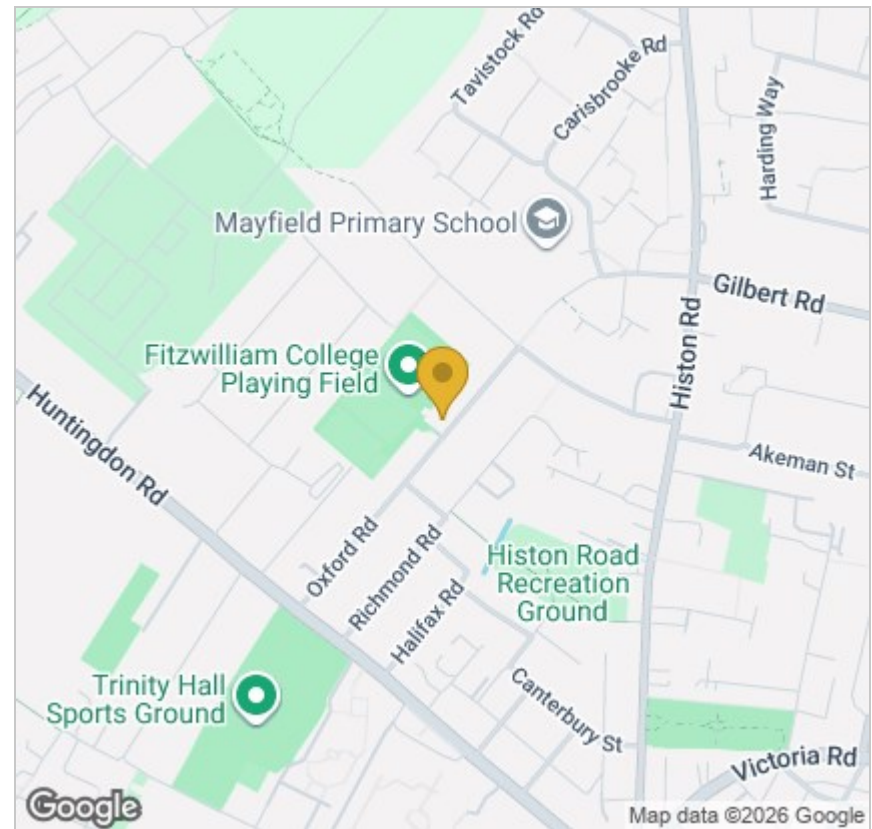
At the front, there is a low-maintenance garden enclosed by low fencing. A shared side access leads to the rear garden, which is a good size, has a patio area, a shed, and is enclosed by fencing.

What3words: ///skips.noisy.indoor

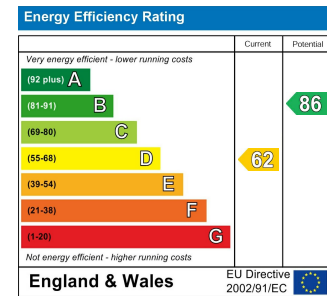




Total area: approx. 95.7 sq. metres (1030.2 sq. feet)



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.

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.