GRAY TOYNBEE



58 Ramsden Square

Cambridge, CB4 2BL

Guide price £475,000

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Cambridge, CB4 2BL

- Convenient city location
- Space to extend (STPP)
- Large garden

A semi-detached, two-bedroom house, of about 1000 sq.ft, with an extension on the ground floor and a large garden.

The house has excellent space and scope for extensions, at the side or rear, although the 987 sq.ft of space makes the current house really quite spacious. In particular, the large extended family kitchen, which overlooks the garden.

The house is in excellent condition and has been improved by the current owners. There is a bay windowed living room with a fireplace and an electric fire. The kitchen/dining room has been extended and well fitted with extensive units and worktops, including a breakfast bar. There are various appliances integrated, including a fridge freezer, dishwasher, and washing machine. There is an induction hob, two ovens, and an extractor. There is a door to the garden and a roof light. The side lobby has a door to the outside and an understairs storage. The cloakroom has been refitted and has full wall and floor tiling and a WC.















Upstairs, there are two double bedrooms; the main room has full-width fitted wardrobes. The bathroom is a good size and has also been refitted, there is a shower over the bath, a vanity basin, a towel rail and a WC. A useful recess provides storage space and houses the combi boiler.

The house has double glazing and gas central heating.

Outside, at the front is a large block paved driveway providing plenty of parking, secure side access leads to a lean-to storage space and the covered patio at the rear of the house. The rear garden is a fantastic size, mainly lawn and enclosed by fencing. At the end of the garden, there are two large sheds, one perfect as a workshop, the other for storage. The gardens provide plenty of space to extend the house, subject to consent.

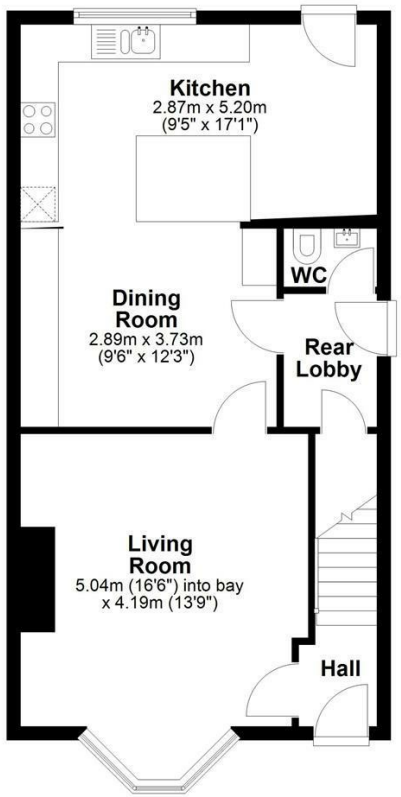
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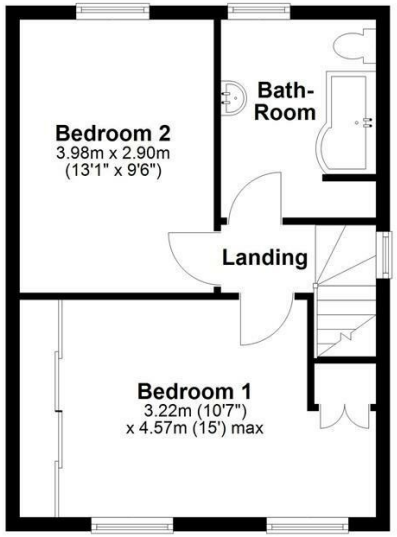


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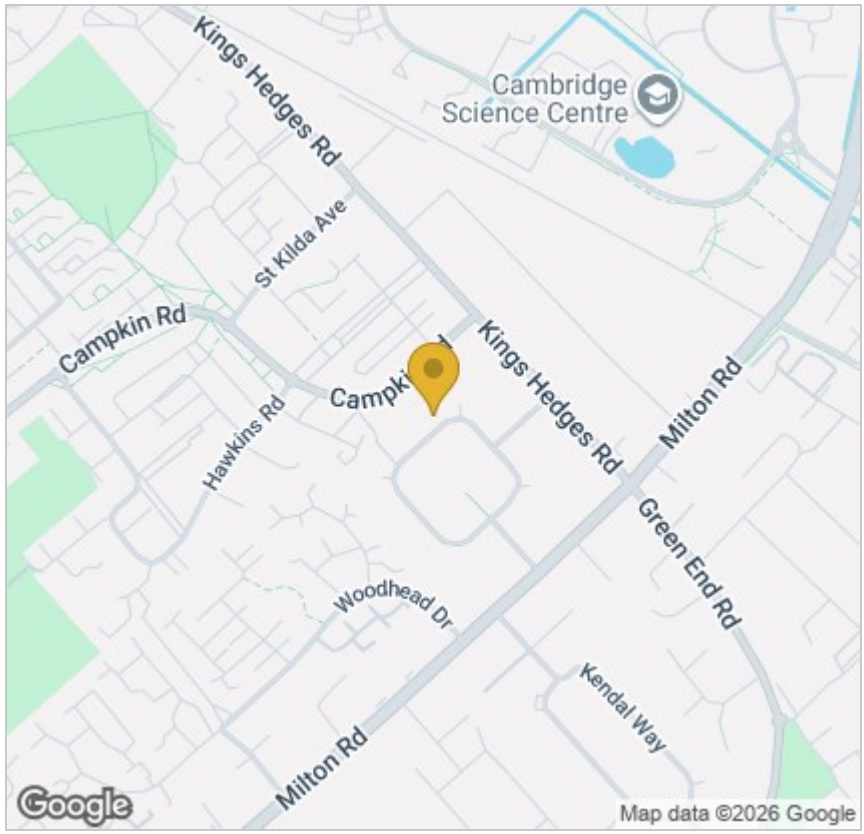
Ground Floor
Approx. 53.5 sq. metres (576.3 sq. feet)



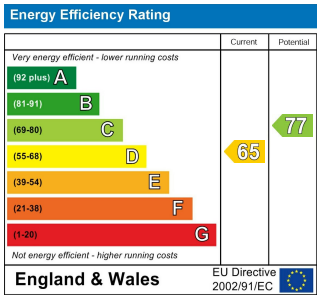
First Floor
Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 91.7 sq. metres (987.4 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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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