



Greens Road, Cambridge  
CB4 3EF

Pocock + Shaw

9 Greens Road  
Cambridge  
Cambridgeshire  
CB4 3EF

An attractive mid terrace Victorian house enjoying a near central and sought after cul-de-sac position within walking distance of the River, Jesus Green and Midsummer Common.

- Attractive Victorian property
- Near central city location
- Quiet cul de sac position
- Two reception rooms
- Small fitted kitchen
- First floor bathroom
- Rear courtyard garden
- No upward chain

Guide Price £445,000



An attractive mid terrace Victorian house enjoying a near central and sought after cul-de-sac position within walking distance of the River, Jesus Green and Midsummer Common.

Two bedrooms, first floor bathroom, sitting room, dining room, fitted kitchen, gas central heating, mainly double glazed, front garden area, small (but sunny) rear courtyard area.

Offered with no upward chain, the accommodation in detail comprises;

**Ground Floor** Part glazed door to

**Sitting room** 11'3" x 11'0" (3.42 m x 3.35 m) with double glazed window to rear, radiator, picture rail, fireplace aperture with shelving to both sides of the chimney breast, stripped pine floorboards, part glazed pine door with leaded and stain glass detailing to

**Dining room** 11'2" x 11'1" (3.41 m x 3.39 m) with window to rear, radiator, stairs to first floor, understairs recess with coathooks, built in cupboard and feature coloured glass brick detailing, stripped pine floorboards, useful worktop/dresser unit to one wall.

**Kitchen** 8'1" x 6'6" (2.47 m x 1.97 m) with window to rear, part glazed door and window to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, under unit lighting, for washing machine, dishwasher, fridge/freezer, built in 4 ring stainless steel gas hob with electric oven below, wall mounted Baxi 825 combination boiler installed on 22 February 2021.

### First Floor

**Landing** with window to rear, radiator, loft access hatch, space for small home office set up, deep shelved recess area, fitted pine bookshelves to one wall, stripped pine doors to

**Bedroom 1** 11'0" x 10'2" (3.35 m x 3.10 m) with window to front, built in wardrobes and shelving to one wall, radiator.

**Shower room** with vaulted velux providing good light quality, large shower cubicle with aqua board surround and multi function chrome shower unit, vanity wash handbasin with tiled splashbacks, WC with concealed cistern, radiator, ceramic tiled flooring.

**Bedroom 2** 8'9" x 6'5" (2.66 m x 1.95 m) with window to rear, radiator.

**Outside** Front garden area laid to gravel set behind a brick retaining wall with evergreen hedge screening.

Enclosed paved patio garden 3.78m (into apex) x 3.02m with rear access gate, pergola with corrugated sheeting over, outside lights and tap. Sunny aspect and high degree of privacy.

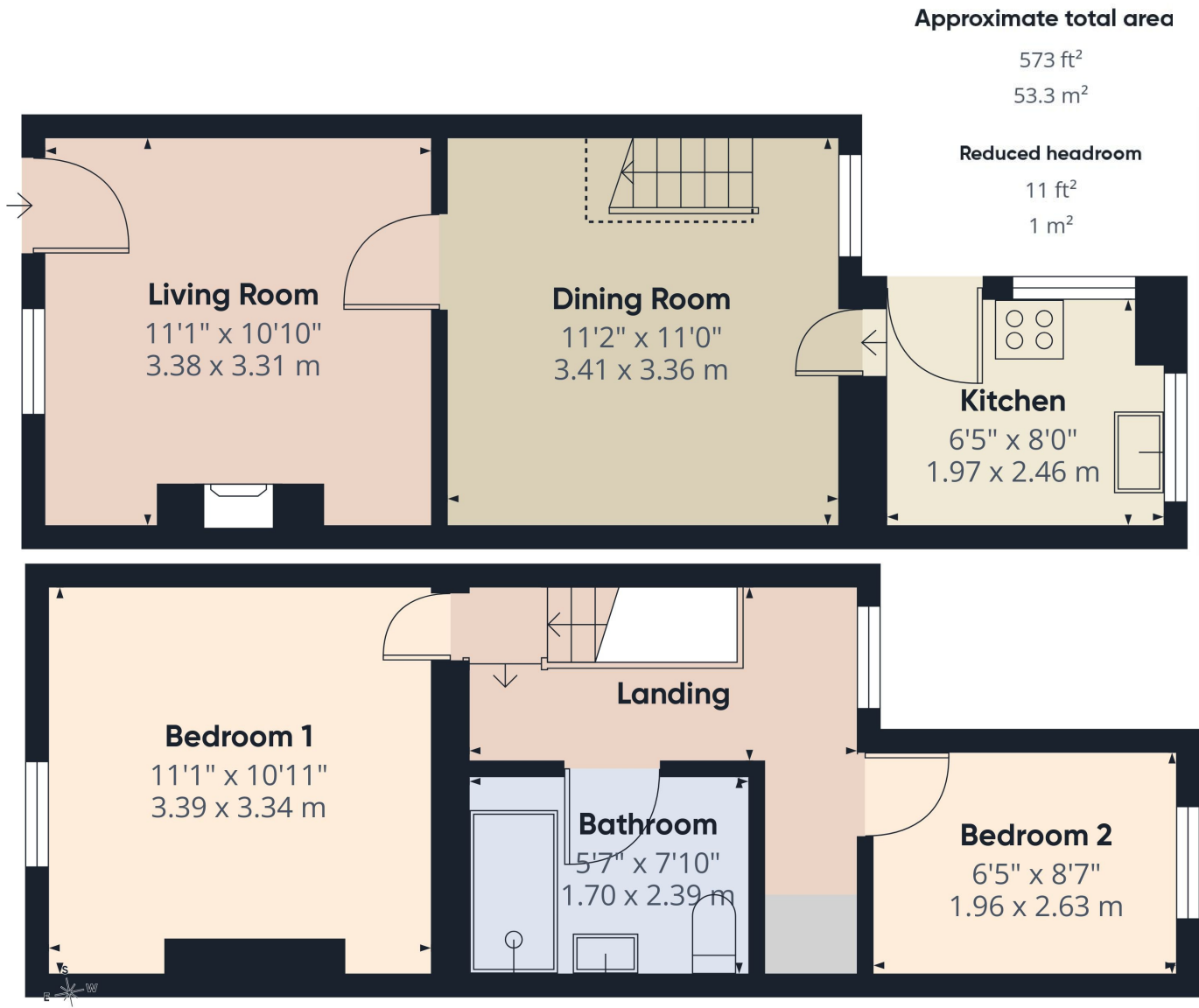
**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





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