



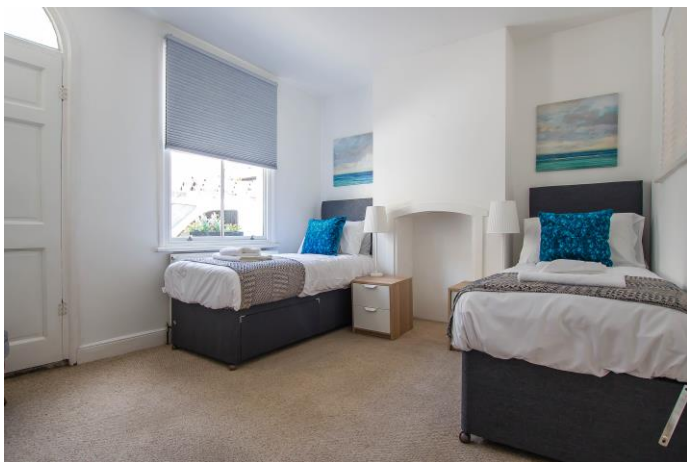
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91 Glisson Road, Cambridge, CB1 2HG

A historic early Victorian residence with converted former saddler's workshop offering stylish, well presented and versatile accommodation over two floors in this prestigious central city location convenient for railway station and a range of local amenities.

Guide Price **£785,000**

- 3 Bedrooms
- Sitting Room/Bedroom 4
- Dining Room
- Kitchen
- Living Room with Balcony
- 2 Bathrooms
- Secluded Courtyard Garden
- No Onward Chain

**SIX PANELLED TIMBER ENTRANCE DOOR**

with glazed fanlight above, leading into:

ENTRANCE HALL

with downlighters and exposed and sealed floorboards.

SITTING ROOM/BEDROOM 4

chimney breast, double panelled radiator, six panelled timber entrance door with glazed fanlight above (presently sealed), double glazed sash window to the front.

DINING ROOM

staircase rising to the first floor, fitted cupboards to chimney breast recesses, double panelled radiator, trap door leading to stairs down to cellar, double glazed sash window and double glazed door to the rear leading to central courtyard garden.

KITCHEN

with feature vaulted ceiling, inset double glazed Velux rooflights. Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with square edge working surfaces with inset one and a half bowl single drainer sink unit with mixer tap, fitted oven, 4 ring gas hob, extractor hood above, shelved pantry, wall mounted gas fired boiler providing domestic hot water and central heating system, space for tumble dryer, double glazed casement window and twin French doors leading out to central courtyard garden.

REAR HALL

staircase leading to living room, understairs storage cupboard, utility cupboard, plumbing and space for automatic washing machine, space for tumble dryer.

BEDROOM 3

ceiling with inset downlighters, double panelled radiator, double glazed windows, opening to central courtyard garden.

BATHROOM

fitted with three piece suite comprising panelled bath with Aqualisa shower unit above and tiling to surround, wash hand basin with storage cupboard, low level dual flush w.c., with tiling to splashbacks, ceiling with inset downlighters, glass block window, radiator, extractor fan.

FIRST FLOOR LIVING ROOM

with feature full height vaulted ceiling with exposed timbers, double glazed Velux rooflight,



part double glazed roof, exposed and sealed floorboards, panelled radiator, double glazed doors leading out to south facing timber deck over central courtyard garden, double glazed round window and casement window, ceiling with inset downlighters.

ON THE FIRST FLOOR

LANDING

BEDROOM 1

double panelled radiator, and a pair of double glazed casement windows to the front.

BEDROOM 2

double panelled radiator, double glazed sash window to the rear.

BATHROOM

fitted with white suite comprising panelled bath with mixer/shower tap and tiling to surround, low level w.c., wash hand basin with storage cupboard below, ceiling with inset downlighters, extractor fan.

OUTSIDE

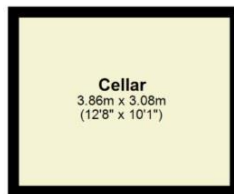
A central courtyard garden principally gravelled enclosed by walling.





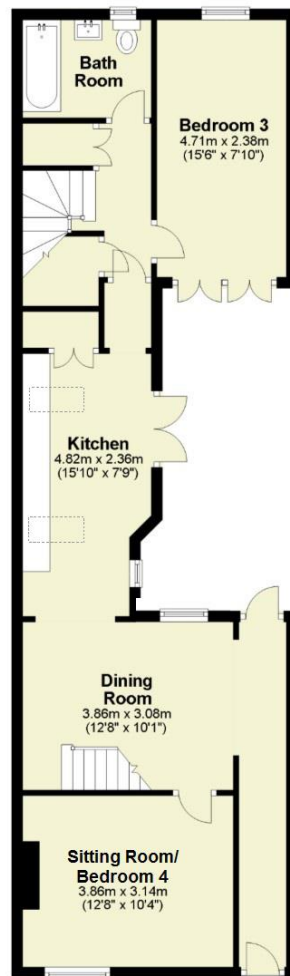
Not to scale, for guidance purposes only

Basement

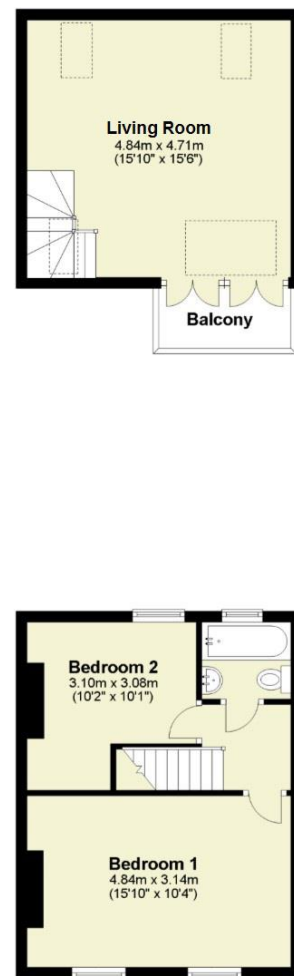


Approx. gross internal floor area
121 sm (1300 sqft) exc Cellar

Ground Floor

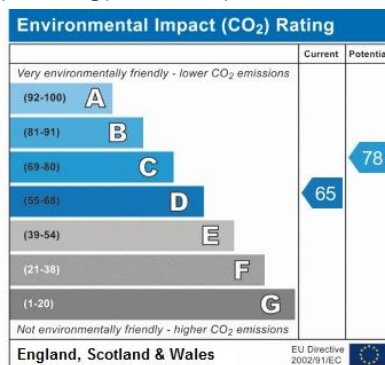
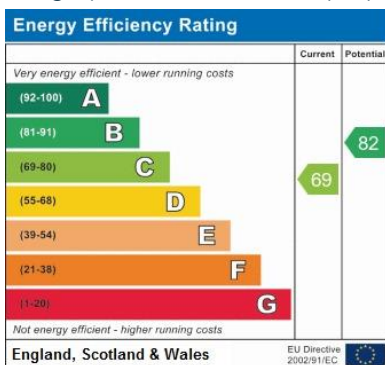


First Floor



Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



Council Tax Band: C

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.