



7 Gray Road
Cambridge, CB1 3TA

Guide price £250,000



7 Gray Road

Cambridge, CB1 3TA

- Ground floor maisonette
- No onward chain
- Leasehold (87 years remaining)
- Private east-facing garden
- Close to Addenbrooke's and City Centre
- Scope to extend (STPP)

A ground-floor maisonette with a private east-facing garden, a short walk from St Bede's and within easy reach of Addenbrooke's and Cambridge Station. For sale with no onward chain.

This conveniently located ground floor maisonette is well suited to first-time / investment buyers alike and comes with the benefit of no chain, as well as direct access to its private rear garden. There is an entrance hall with space for coats and footwear. The living / dining room has built-in shelving, westerly aspects and views over the front of the property. The kitchen has been fitted with a matching range of base and eye-level units.

The bedroom is a comfortable double, has a built-in cupboard and private views over the rear garden. Completing the accommodation is the shower room comprising a low-level W.C, walk-in corner shower and a wash hand basin with storage below.

Outside there is a shared passageway with the neighbouring properties leading to the private east-facing garden which is mainly laid to lawn and enclosed by fencing.

The property has around 87 years remaining on its lease, no service



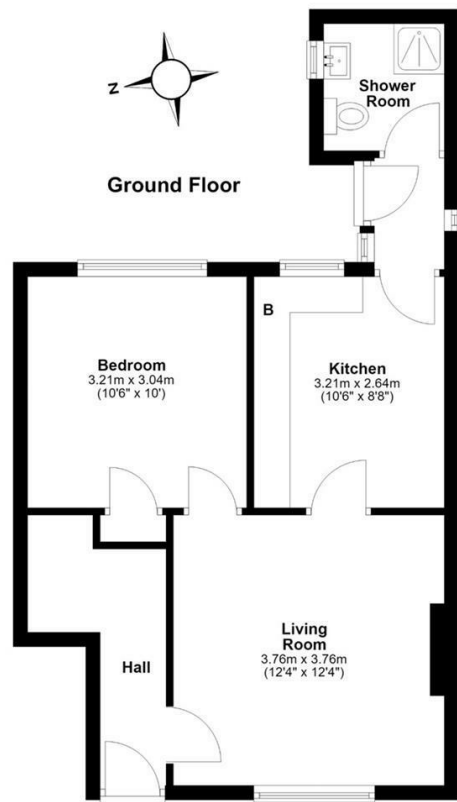


charge and ground rent of just £10 per annum.

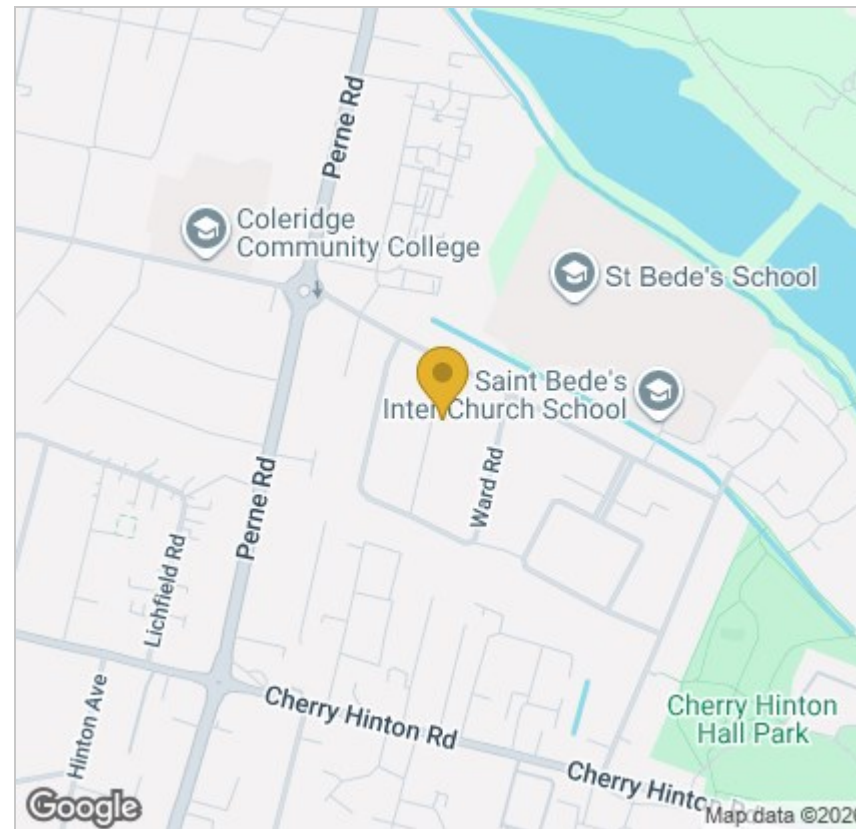
Gray Road is a well regarded residential location set just off Birdwood Road via Perne Road. The area is conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the City Centre.

The green spaces of Coldham's Common, Coleridge recreation and Cherry Hinton Hall Park offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents and Balzano's deli. Schooling is available at St Bede's and Ridgefield Primary School with secondary provision at Coleridge Community College.

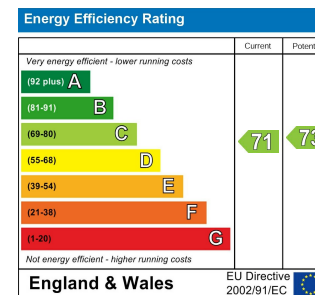
The area is particularly appealing to those looking for the convenience of city living but without the compromises on garden space that often come with being right in the very centre.



Approx. gross internal floor area 44 sqm (475 sqft)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com