



GRAY & TOYNBEE  
FOR SALE

222 Cherry Hinton Road  
Cambridge, CB1 7AW  
Guide price £475,000

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## 222 Cherry Hinton Road Cambridge, CB1 7AW

- No onward chain
- 925 sqft / 86 sqm
- South-facing garden
- Well suited to first-time / investment buyers alike

Spacious Victorian house of 925 sqft / 86 sqm, with a 100ft south-facing garden, enjoying easy access to Cambridge station and the wealth of attractions of this iconic and historic city. NO CHAIN.

This mid-terraced Victorian residence represents a good opportunity to acquire a spacious home in a prominent city location. The property is in need of some updating in areas, offers scope to extend and add value.

2 reception rooms provide versatile living and a light-filled kitchen / breakfast room, benefitting from a dual aspect and double doors to the garden. The ground floor bathroom is fitted with a white 3-piece suite.

Upstairs are 3 double bedrooms and a cloakroom W.C.

The front of the house is set back behind a picket fence and front garden with a pathway to the entrance. The south-facing rear garden extends to 100ft /30m is mainly laid to lawn with gated pedestrian access.





Cherry Hinton Road 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.

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

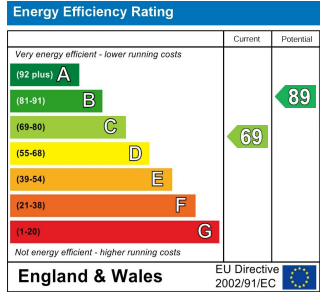




Approx. gross internal floor area 86 sqm (925 sqft)



### 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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