



Bush & Co.



## 81 Greville Road, Cambridge, CB1 3QJ

**Guide Price £550,000 Freehold**



Greville Road runs between Coleridge Road and Argyle Street / Rustat Road in a popular location to the south of the city centre. The location allows convenient and easy access to local shops and amenities including the leisure park. Nearby Romsey Town has a unique atmosphere and offers many facilities including a wide range of independent shops, cafes and services, a number of parks and good schooling for all ages. The Addenbrookes Hospital Biomedical Campus is just 1.5 miles away and at the bottom of Greville Road is a covered foot/cycle bridge which runs directly to the mainline railway station, around 0.3 miles away.

The property is a 1930's bay fronted terraced house which is sold with no upward chain. Cosmetic updating would be beneficial but the home offers spacious accommodation with a south facing rear garden.

The entrance door leads to a hallway with wooden floor, a wall mounted gas fired boiler and stairs to the first floor with an under stairs cupboard. The sitting room, at the front of the house, has a large bay window and wooden flooring. The separate dining room is at the back with wooden flooring, a fireplace aperture and door to the garden. The kitchen is open plan off the dining room and features a range of wall and base units and work surfaces, stainless steel sink and drainer, integrated electric oven, gas hob and dishwasher.

The first floor landing has a loft hatch. Bedroom one is at the back with wooden flooring and built in cupboards. Bedroom two is another double room at the front with wooden flooring and bedroom three is a single room at the front with wooden flooring. The three piece bathroom has a window and shower over the bath.

Outside - There is an enclosed front garden with gated access.

The enclosed south facing rear garden has lawned and paved areas with flower and shrub borders and a timber shed.

An access gate leads from the rear garden to a covered car parking space which is accessible from Rustat Road.



## Exceptional service in Cambridge and the surrounding villages

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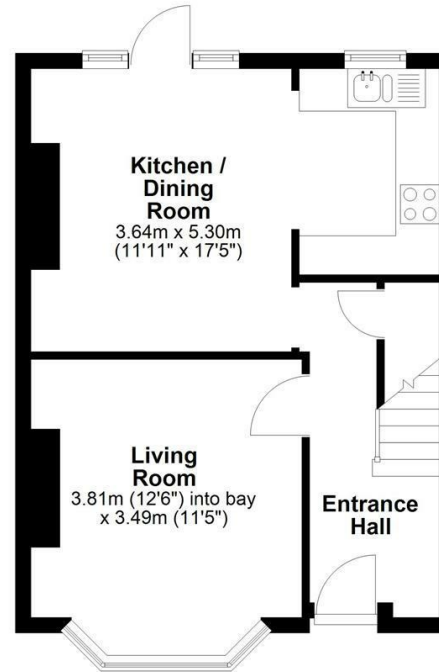
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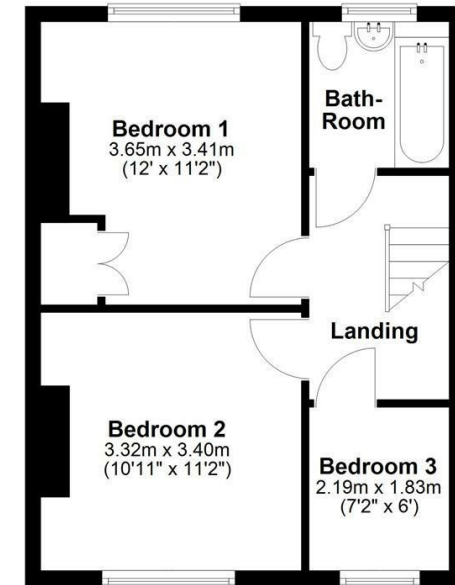
### Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 74.4 sq. metres (801.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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