



South Green Road, Cambridge
CB3 9JP

Pocock + Shaw

4 South Green Road
Cambridge
Cambridgeshire
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A very well proportioned Victorian three storey house, in this wonderful location overlooking St Catharine's college sports ground in the highly sought after Newnham "village" district of Cambridge.

- Entrance hall
- Large sitting room with bay window
- Dining room
- Kitchen
- Ground floor cloaks WC
- Conservatory
- Two first floor bedrooms
- Family bathroom with sep WC
- Second floor double bedroom with en-suite
- Good sized rear garden with summer house

Offers in region of £1,250,000



A very well proportioned Victorian three storey house, in this wonderful location overlooking St Catharine's college sports ground in the highly sought after Newnham "village" district of Cambridge. Adjacent to Grantchester Meadows with lovely riverside walks to Grantchester.

The property is in need of general updating; however, it retains a number of period features, and has a mature rear garden with timber summer house.

Glazed entrance door to:

Reception hall Stairs rising to the first floor, built in cupboard beneath, radiator. Door to:

Sitting room 12'0" x 11'4" (3.66 m x 3.45 m) Bay window to the front with built in seat, feature fireplace with pine surround and marble hearth, fitted gas fire, radiator. Arch to:

Dining area 11'6" x 10'3" (3.51 m x 3.12 m) Window to the rear, radiator.

Kitchen 10'6" x 9'9" (3.20 m x 2.97 m) Fitted range of wood fronted units with work surface, inset one and a quarter single drainer sink unit, fitted mixer tap, range of base and wall units. Stainless steel four burner gas hob and double oven, wall mounted extractor fan, window to the side, opening to:

Dining room 13'11" x 8'10" (4.24 m x 2.69 m) Radiator, coved cornice. Double patio doors to:

Conservatory 9'11" x 8'7" (3.02 m x 2.62 m) Sealed unit double glazed windows to the rear and side, patio doors to the rear, beech laminate flooring.

Side lobby Window to the front and door to the rear garden. Door to:

Shower room Fitted suite with counter set wash basin and enclosed cistern WC, shower cubicle, part ceramic tiling to walls, window to the side.

First floor landing Stairs rising to the second floor with built in cupboard beneath, radiator.

Bedroom one 15'11" x 11'4" (4.85 m x 3.45 m) Two sash windows to the front, radiator, fitted wardrobe, Victorian cast fireplace.

Bedroom two 11'6" x 10'2" (3.51 m x 3.10 m) Window to the rear, radiator, vanity wash basin with cupboard beneath.

Bathroom Fitted suite with vanity wash basin, corner bath, and tiled corner shower cubicle, window to the rear, louvred cupboards to one wall, heated towel rail radiator.

Separate WC Wall mounted wash basin, enclosed cistern WC, heated towel rail radiator and window to the side.

Second floor landing

Bedroom three 12'11" x 8'6" (3.94 m x 2.59 m) Velux window to the front, window to the rear, two dimplex wall mounted electric heaters.

Outside To the front of the property there is a small open plan garden, residents parking to the front. Shared pedestrian access to the rear. Gated and enclosed mature garden, with timber decked patio, lawn, numerous mature shrubs and bushes,, raised timber deck to:

Summer house 11'5" x 5'2" (3.48 m x 1.57 m) Windows to the front.

Services All mains services are connected

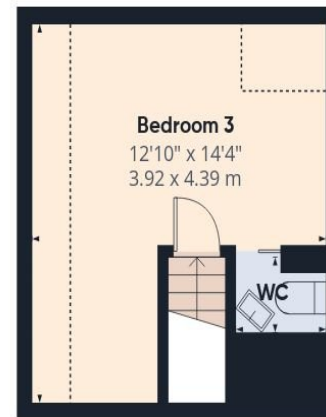
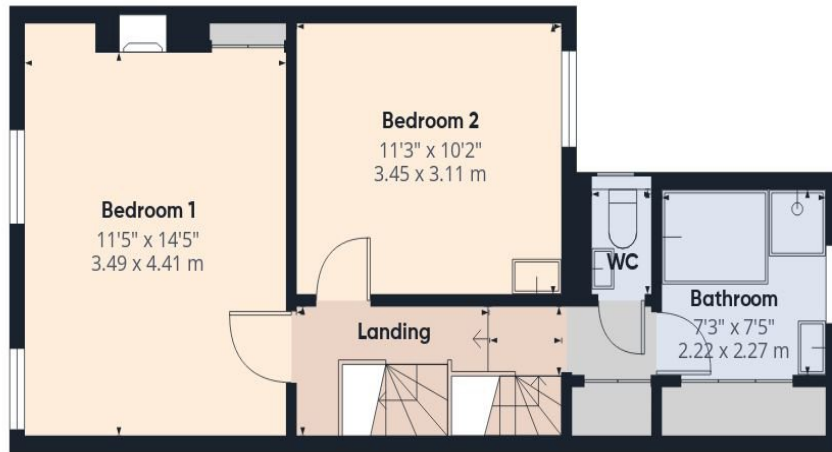
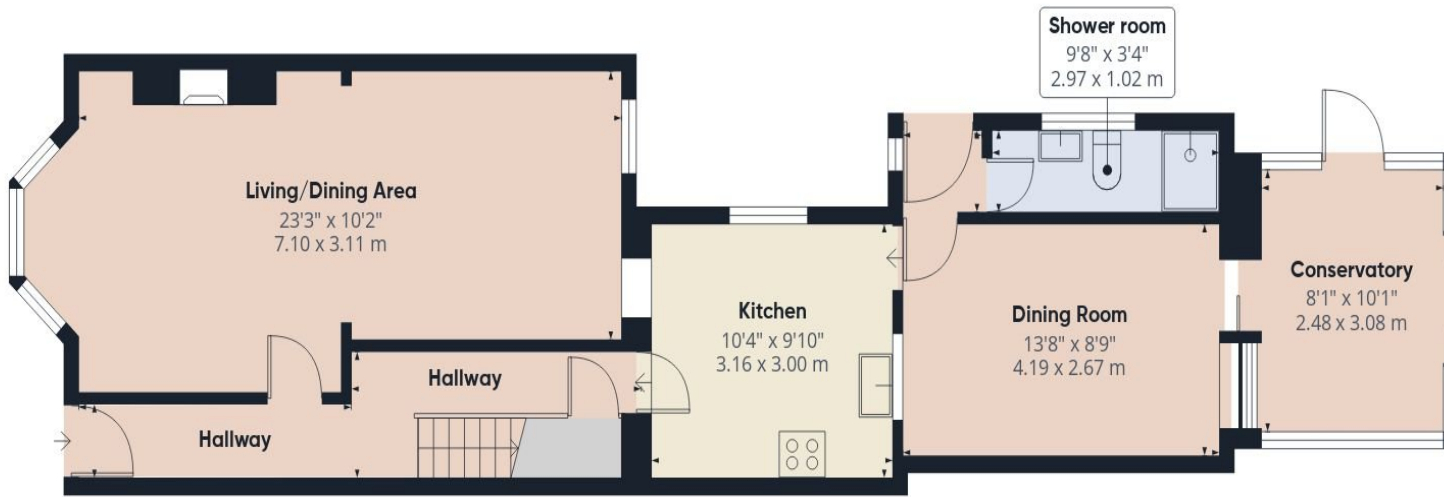
Tenure The property is Freehold

Council Tax Band F

Viewing By Arrangement with Pocock + Shaw







Approximate total area

1301 ft²

120.8 m²



Reduced headroom

35 ft²

3.2 m²

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. (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

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 55 | 71 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |