



Owlstone Road, Cambridge
CB3 9JH



pocock & shaw

Residential sales, lettings & management

3 Owlstone Road
Cambridge
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An attractive bay-fronted Edwardian terraced house in one of the most desirable and highly regarded residential areas of the city.

- Attractive bay-fronted house
- Popular Newnham location
- Close to good schools and amenities
- Spacious kitchen/dining/family room
- 3 first floor bedrooms and bathroom
- Period features
- Upgraded period-style double glazed timber windows
- Gas central heating
- Enclosed rear garden with pedestrian access
- No upward chain

Guide Price £925,000



Owlstone Road is a quiet road within the hugely popular Newnham district of Cambridge with facilities including grocery store/post office, butchers, bakery and chemist. Newnham Croft Primary School is nearby which 'feeds' into Parkside Secondary School whilst independent schools for all age groups are in the close vicinity. For the commuter there are fast and regular train services available from Cambridge station, together with access to the M11 just to the west of the City, a short distance away.

Owlstone Road is a spacious Edwardian terraced house which has been extended to the ground floor to provide a spacious kitchen//dining/family room with access to the rear garden. The property also benefits from many original features, gas fired central heating, timber period style windows and front and rear gardens with rear pedestrian access.

Ground Floor

Recessed porch with lighting and quarry tiled flooring, feature stained glass front door with fanlight over to

Entrance hallway with cornicing, radiator, timber staircase to first floor, understairs cupboard, stripped floorboards.

Shower room with shower recess with fully tiled walls and 'Grohe' chrome shower unit, oval shaped wc with tiled wall behind and striplight over, wc with concealed cistern and recessed shelf over, heated towel rail, recessed ceiling spotlights, extractor fan.

Study 11'0" x 8'11" (3.36 m x 2.71 m) with built in book shelving to one wall, built in unit/wardrobes to another, radiator, timber floorboards, glazed doors leading to kitchen/dining room (see later) attractive bleached and oiled floorboards floorboards, doorway to

Sitting room 13'1" x 11'2" (3.98 m x 3.41 m) with bay window to front with wide louvre shutters, cornicing, radiator, original fireplace with marble surround, tiled slips and hearth, attractive bleached and oiled floorboards floorboards.

Kitchen/dining/family room 20'6" x 14'4" (6.25 m x 4.36 m) a light and airy room with velux windows, patio doors and window to rear garden, good range of fitted wall and base units with light oak woodblock work surfaces, inset stainless steel sink unit with mixer tap, under unit lighting, gas cooker point with stainless steel chimney extractor hood over, unit housing the Baxi gas combination boiler, space and plumbing for washing machine and dishwasher, space/recess for fridge/freezer, wall light points, radiator, wood flooring, built in bookcase/shelving to one wall.

First Floor

Landing with loft access hatch, built in cupboard with shelf and clothes hanging rail, stripped pine floorboards, doors to

Bedroom 1 14'10" x 13'1" (4.51 m x 4.00 m) with bay window to front, further window to front, feature period fireplace, radiator.

Bedroom 2 11'1" x 9'0" (3.37 m x 2.75 m) with sash window to rear, this room is currently fitted and arranged as a further kitchen/dining area but it could easily be converted back to a second bedroom. Fitted base units with solid beech work surfaces and upstands over, inset stainless steel sink unit and drainer with mixer taps, period feature fireplace, radiator, stripped pine floorboards.

Bedroom 3 10'4" x 8'8" (3.15 m x 2.65 m) with sash window to rear with views to garden, shelving to one side of chimney breast, feature period fireplace, radiator, stripped pine floorboards.

Bathroom with sash window to side, cast iron bath with fully tiled surround and chrome shower unit over, wc, wash handbasin with part tiled wall behind and strip light over, heated towel rail, extractor fan, sliding 'pocket' door to landing.



Outside Front garden area with rose bushes and tiled path to recessed porch. Rear garden (approximately 55ft) with paved patio area adjacent to the rear of the house with outside lighting, power point and water tap, leading to a shaped lawn with attractively planted flower and shrub borders, raised timber beds, pathway and further paved area to the end of the garden with timber cedar shed (2.8m x 1.6m) and rear pedestrian access gate. Timber fenced boundaries to sides.

Services All mains services.

Tenure The property is Freehold

Council tax Band E

Viewing by arrangement with Pocock & Shaw





Approximate total area

1059.35 ft²
98.42 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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. All measurements are approximate. (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