



Greville Road, Cambridge
CB1 3QJ

Pocock + Shaw

37 Greville Road
Cambridge
Cambridgeshire
CB1 3QJ

An extended three bedroom semi detached house in a highly sought after city location within easy reach of the railway station

- 1930's semi-detached house
- Extended to the rear
- Recently replaced roof
- Established and sought after residential road
- In need of updating but with lots of potential
- Sunny rear garden
- No upward chain

Guide Price £625,000



Greville Road is a highly sought after location situated just off Coleridge Road in the popular Romsey Town area. The property sits on the south side of the street, less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge which crosses the railway line and descends into the station grounds.

Coleridge Recreation ground is just a 7 minute walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure, a multi screen cinema and bowling alley complex, has a number of well known restaurants and a popular live music/comedy venue, The Junction is within the immediate vicinity. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets.

The railway station has mainline services into London's Kings Cross and Liverpool Street stations from around 48 minutes. Reputable schooling in both the state and independent sectors for all age groups are within the city.

Ground Floor Part glazed UPVC front door to

Entrance hall with window to side, stairs to first floor, understairs cupboard, glazed door to dining room, wall mounted gas fire and glazed door to

Sitting room 11'6" x 10'11" (3.51 m x 3.33 m) with double glazed bay window to front, picture rail, wall mounted gas fire.

Dining room 14'6" x 11'11" (4.42 m x 3.64 m) with glazed door to side, cupboard housing the gas boiler (heats the water, no central heating in the property). Wall light, window to side and shelving, wall cupboard with shelving, fireplace with inset gas fire, opening onto the kitchen/breakfast room and door to

Cloakroom with window to side, WC, part tiled walls, wall mounted Goldair electric convector heater.

Kitchen/breakfast room 16'10" x 10'10" (5.12 m x 3.31 m) with double glazed window to side, glazed door and windows to lean to, good range of fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, built in four ring gas hob with extractor hood over, eye level Electrolux double oven, under unit lighting, ceramic tiled flooring.

Lean to 16'5" x 14'1" (5.00 m x 4.28 m) Timber framed with glazed roof, windows and doors to side and rear, lighting. This area is a fairly basic structure and may well be removed by an incoming purchaser.

First Floor

Landing

Bedroom 1 12'0" x 11'1" (3.65 m x 3.39 m) with double glazed window to rear with views to rear garden.

Bedroom 2 11'1" x 11'0" (3.37 m x 3.35 m) with double glazed window to front.

Bedroom 3 7'2" x 6'1" (2.18 m x 1.85 m) with double glazed window to front, wall light point on dimmer control.

Bathroom with double glazed window to rear, panelled bath with mixer taps and 3/4 tiled surround, WC, wash handbasin, strip light with integrated shaver point.

Outside Attractively planted front garden area set behind a brick retaining wall, wrought iron gates to adjacent driveway parking for one vehicle and timber double doors to

Side lean to 8'6" x 3'9" (2.59 m x 1.14 m) with double doors to side paved area and leading onto

Rear garden Southerly facing rear garden, mainly laid to lawn with various flower and shrub borders, mature fig trees, apple tree, Italian specimen tree (Nespoli), trailing vine on trellis, bay tree. Timber outbuilding needs to be repaired/replaced as is unstable (80ft). Paved area to side.



Agents Note Not sure if the gas fires in the hall and dining area are in working order.

Services All mains services.

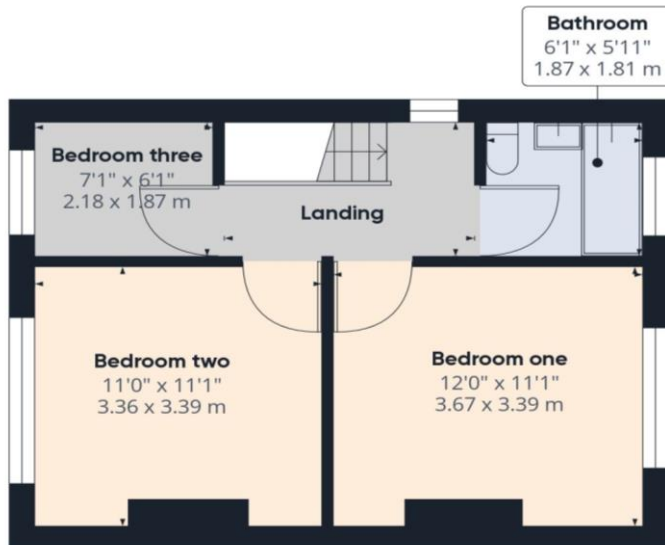
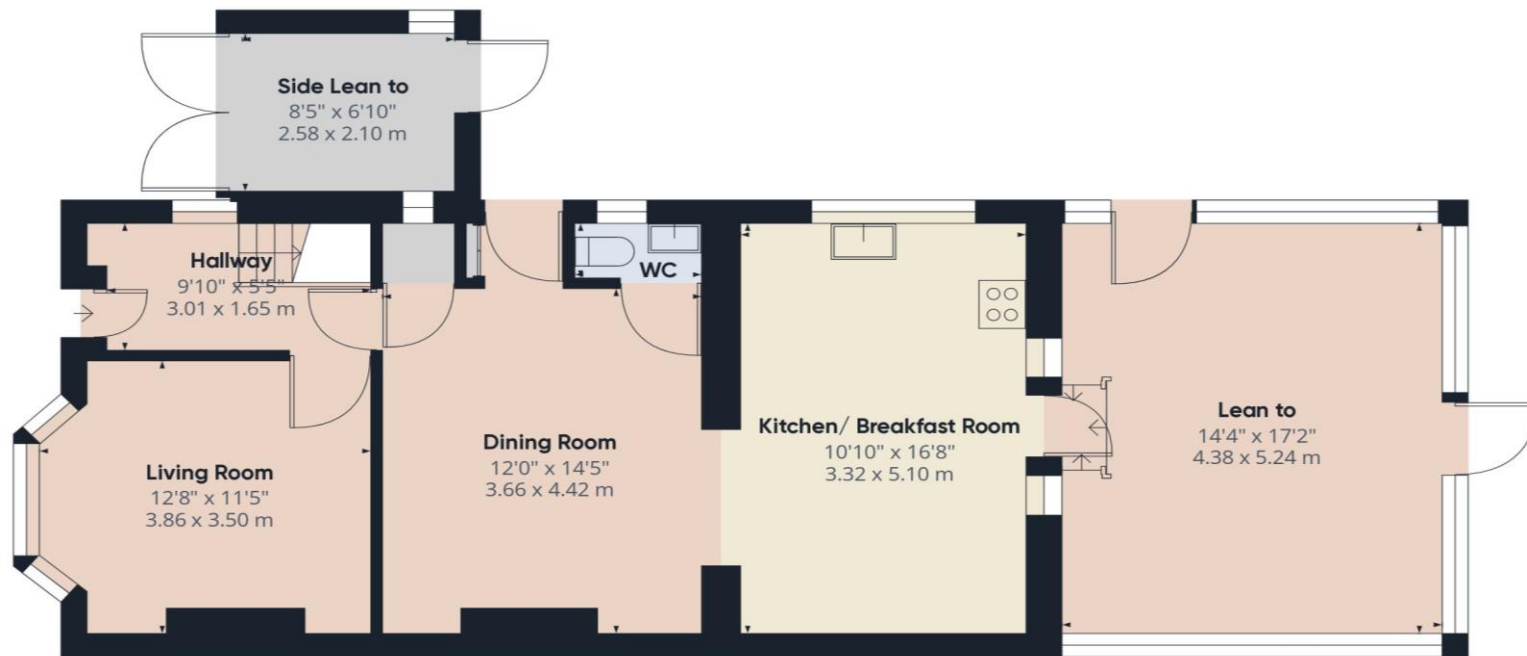
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Approximate total area

1264.95 ft²

117.52 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. 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