



Madras Road, Cambridge
CB1 3PX



pocock & shaw
Residential sales, lettings & management

36 Madras Road
Cambridge
Cambridgeshire
CB1 3PX

A detached 3 bedroom house located in a highly popular and convenient city location

- Detached Victorian residence
- Sought after city location
- Convenient for Railway station and local shopping facilities
- Sitting Room with wood burner
- Large kitchen/ dining room
- Garden room
- Bathroom and cloaks/ shower room
- 3 Bedrooms
- Many appealing features
- Delightful enclosed rear garden

Guide Price £595,000



This detached property is off Mill Road, one of the most bustling, cosmopolitan and multi-cultural parts of the city. Its main shopping street is packed with independent businesses, shops, cafés, restaurants and bars.

The area is near to the city centre itself and is within easy reach of its historic centre, green spaces, railway station and major facilities. The Addenbrooke's hospital campus is less than 2 miles away.

Offering well proportioned and stylish accommodation the property in detail comprises;

Ground Floor Front door with coloured glass fanlight over to

Sitting room 12'4" x 11'9" (3.76 m x 3.57 m) with large timber double glazed window to front, wood burning stove with slate tiled hearth, bespoke oak shelving, wall uprighters, ceiling rose, coving, radiator, oak flooring, door to

Inner hall/pantry with solid woodblock work surfaces with fitted units above and below, space for fridge/freezer, French limestone flooring with under floor heating.

Cloaks/shower room with recessed ceiling spotlights, limestone tiled shower area with drench head and hand held rose, feature glass wash handbasin with mixer tap, WC with concealed cistern, extractor fan, cupboard housing the Logic Max gas combination boiler, French limestone flooring with underfloor heating.

Kitchen/dining room 18'0" x 11'0" (5.48 m x 3.35 m) with timber double glazed windows and part glazed door to side, excellent range of fitted wall and base units with solid woodblock work surfaces, breakfast bar, John Lewis brushed steel electric oven with four ring gas hob and extractor hood over, Butler style sink with mixer tap, space and plumbing for washing machine, wall light points, recessed ceiling spotlights, stairs to first floor, radiator, French limestone flooring, open aperture and doorway to

Garden room 12'4" x 10'9" (3.76 m x 3.27 m) with pitched double glazed roof, glazed doors and side panels giving access and views to garden, radiator, slate tiled flooring.

First Floor

Landing with coving, doors to

Bedroom 2 11'10" x 9'7" (3.61 m x 2.91 m) with timber double glazed window to front, radiator.

Bedroom 1 11'0" x 10'1" (3.36 m x 3.08 m) with window to rear, radiator.

Bedroom 3 9'6" x 9'2" (2.90 m x 2.80 m) with vaulted window to rear, doors to loft (which is part boarded with lighting), window to side, radiator.

Bathroom with timber double glazed window to side, wood panelled bath with oak splashbacks, WC, ceramic bowl style sink unit with mixer tap and downlighters, range of storage cupboards and drawers, chrome heated towel rail.

Outside 19'8" x 16'5" (6.00 m x 5.00 m) Gated access to the side leading onto the rear and side garden areas. Slate tiling with circular border. Timber shed. Flower and shrub borders. The whole offering a sunny aspect and a high degree of privacy.

Services All mains services.

Tenure The property is Freehold

Council tax Band C

Viewing By arrangement with Pocock & Shaw





Approximate total area⁽¹⁾
 967.91 ft²
 89.92 m²

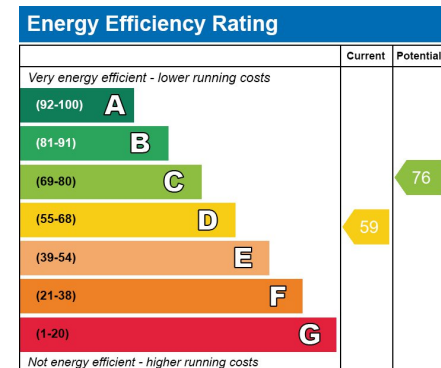
Reduced headroom
 12.63 ft²
 1.17 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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