



GODESDONE ROAD
Cambridge

Carter Jonas

GODESDONE ROAD, CAMBRIDGE, CB5 8HR

- Cambridge City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 1.5 miles
- Midsummer Common - approx. 0.35 miles

Sitting room • Open-plan dining room & kitchen • Study/snug • Cloakroom • 3 Bedrooms • Large bathroom • Landscaped gardens with side access • Garden studio/home office • Residents' parking • EPC rating C

DESCRIPTION

Built in the late 1800s and extended in 2018, this lovely Victorian city property is full of charm and character with some lovely period features including cast iron fireplaces and sash windows.

The accommodation, which extends to nearly 1100sqft is laid out over two floors with wonderful open plan ground living space with bi-fold doors to the garden and wooden flooring. The sitting room, focussed around the fireplace, opens through to the kitchen/diner with a stylish range of laminated units and integrated appliances including washing machine, dishwasher, fridge and freezer and oven and hob. There is also a study to the front and a cloakroom.

On the first floor are three lovely bedrooms, two doubles and a single and a unique bathroom with contemporary free-standing bath and shower cubicle.

The house has a real sense of period elegance about it coupled with an individual finish resulting in a very appealing home.

DELIGHTFUL AND HUGELY CHARACTERFUL THREE-BEDROOM PERIOD TERRACED HOME WITH GARDEN STUDIO WITHIN WALKING DISTANCE OF THE CITY CENTRE, THE RIVER AND MIDSUMMER COMMON.



OUTSIDE

The property is approached through a wrought iron gate with a quarry tiled path to the front door. There is discreet, covered bin storage and pretty, raised flower and shrub beds. The enclosed and good-size rear garden, which does have private, pedestrian access from the neighbouring properties, is very pleasantly landscaped with a large terrace, ideal for al-fresco dining and entertaining and a detached garden studio, again with bi-fold doors providing the perfect place for working from home etc.

LOCATION

Codesdone Road is an attractive, residential street of terraced homes situated between Newmarket Road and the river Cam in the popular Riverside area of the city. It is located with easy reach of the city centre, the Grafton Centre, Stourbridge and Midsummer Commons and the Beehive Centre, all providing excellent shopping and recreational amenities. The mainline railway station is a short walk/cycle ride away with regular services into London and the A14, leading to the A11 and M11 can be reached via Fen Ditton. Schooling for all ages is available in the area, including St Matthews, Park Street and Parkside. An extra benefit to the area are the quintessentially Cambridge riverside walks just down the street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: All main services are connected

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330

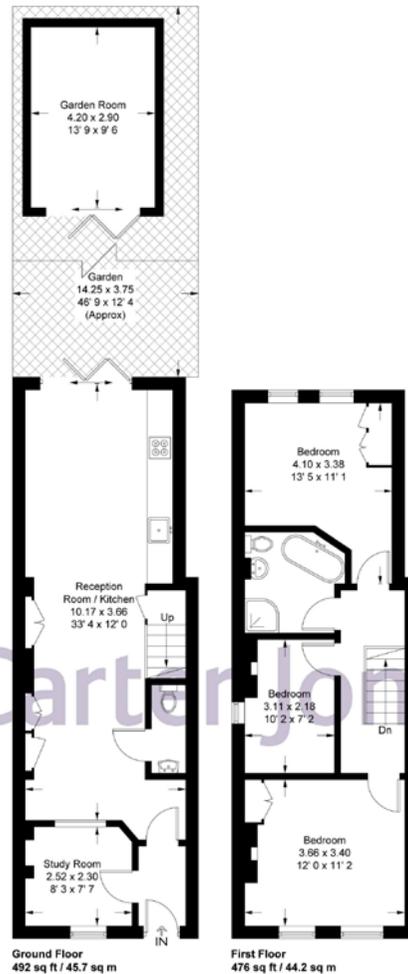


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Approximate Gross Internal Area = 968 sq ft / 89.9 sq m

Garden Room = 131 sq ft / 12.2 sq m

Total = 1099 sq ft / 102.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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