



22 MARSHALL ROAD
Cambridge

Carter Jonas

22 MARSHALL ROAD, CAMBRIDGE, CB1 7TY

- Cambridge - approx. 2.1 miles
- Cambridge Railway Station - approx. 1.1 miles
- Addenbrookes Hospital - approx. 1.0 miles

Entrance hall • 2 Reception rooms • Kitchen • Ground floor shower room • 3 Bedrooms • Rear courtyard south facing garden • Resident parking • EPC rating D

DESCRIPTION

The property features high ceilings, decorative hall archway and cornice mouldings with replacement wooden sash windows throughout.

Front door with fan light over into the entrance hall which provides access to the principal reception room with bay window to the front aspect and gas fire set in surround with mantle over. A further reception room is off the hallway, again with feature fireplace, understairs storage cupboard, window to rear and access to the kitchen.

The kitchen is well equipped with matching cupboard storage and marble work surface, one and half inset sink drainer, integrated fridge, space for dishwasher and cooker. Built-in extractor hood. Window and door to rear garden. A rear lobby with utility cupboard with plumbing for washing machine and wall mounted Worcester boiler. A most pleasant shower room with walk-in double shower unit, sink set in side, WC and chrome heated towel rail.

The first floor has a split-level landing, the third single bedroom is off the lower landing with the main landing having cupboard storage space and access to two double bedrooms, both of which have built-in wardrobes, the larger of these bedrooms is to the front of the property with two windows providing a light and spacious feel.

CHARMING VICTORIAN TERRACE FAMILY HOME SITUATED IN THIS HIGHLY SOUGHT AFTER AREA PROVIDING EXCELLENT ACCESS TO ADDENBROOKES HOSPITAL AND WITHIN WALKING DISTANCE TO THE RAILWAY STATION.



OUTSIDE

Traditional tiled pathway, black door with brass door furnishings.

South facing enclosed courtyard rear garden with pedestrian gated access, shrub and flower borders and outside tap.

LOCATION

Marshall Road is situated just off Hills Road in a highly sought after convenient South city location. There are a wide range of local amenities nearby including restaurant, multiplex cinema and Cambridge Junction music/theatre venue. Addenbrookes Hospital is also nearby and the property falls within the catchment area for excellent state schools and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are within easy reach.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services

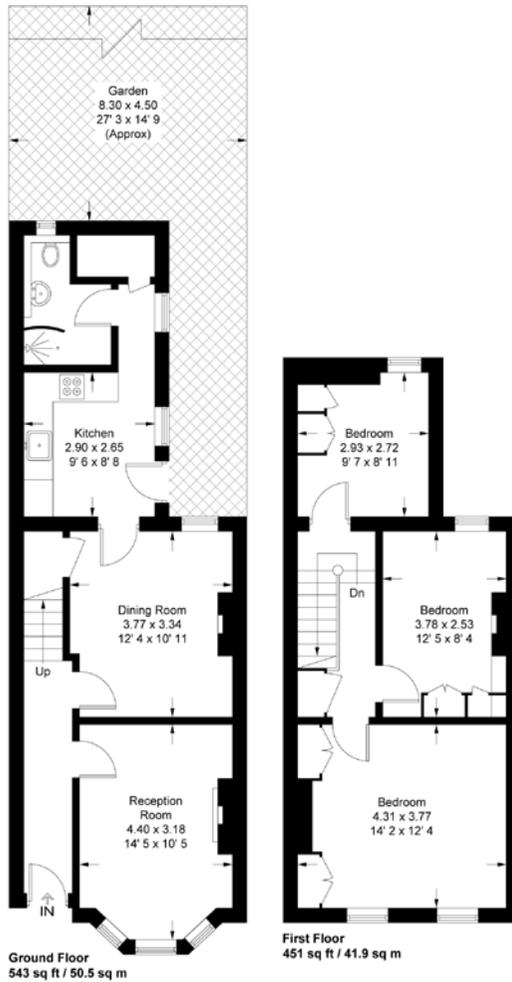
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
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Marshall Road

Approximate Gross Internal Area = 994 sq ft / 92.4 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		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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