



GUEST ROAD, CAMBRIDGE, CB1 2AL

- Cambridge Railway Station - approx 0.7 miles
- Addenbrooke's Hospital - approx 2.3 miles

Victorian terrace with planning for side in-fill extension •
2 Large reception rooms • Open-plan kitchen/breakfast
room & dining room • 5 Double bedrooms • Walled rear
garden • Resident's parking scheme • EPC rating D

DESCRIPTION

Guest Road is an inner terraced Victorian townhouse constructed around 1900 of Cambridge brick elevations with shuttered sash windows beneath a slate roof.

The property has excellent flexible accommodation laid out over three storeys and has been extended to the rear to create a wonderfully light and vaulted dining room with Velux skylights and full width bi-folding doors to the garden.

The property is set back from Guest Road beyond a shallow frontage, and accessed via a stained glass entrance door into the hallway which has moulded ceiling corning, archway with corbels and 'distressed' exposed floorboards.

Guest Road has two planning consents which includes for a side in-fill extension to create a sunny reading area with desk port accessed off the kitchen/breakfast room. The front family room has deep bay windows, Scandinavian style glass fronted fireplace and slate log store under, the sitting room behind has a tall sash window, cast iron wood-burning stove and both rooms also have plaster ceiling roses, cornicing and matching exposed floorboards.

WELL-PROPORTIONED THREE STOREY TOWNHOUSE NEAR PARKERS PIECE, SITUATED 'CITY SIDE' OF MILL ROAD BRIDGE.



The kitchen/breakfast room, which is dual aspect and incredibly light has been fitted with working surfaces and has a comprehensive range of dark and light grey cabinetry comprising integrated dishwasher and glazed crockery cupboards. There is a twin bowl ceramic Villeroy & Boch sink unit and spaces for wide cooking range and American style fridge/freezer with adjacent cabinetry. Re-laid wooden floorboards extend from here into the dining space, already mentioned. To the side is an attractive inner walled courtyard providing space for potted plants and small bistro table and chairs. Accessed via the hallway is a laundry room with counter and spaces for washer and separate dryer, along with a downstairs cloakroom. Opposite to this is a cellar which continues the full length of the hallway to the front, with standing height of just over 6ft.

There are five double bedrooms on the two upper floors, accessed via a staircase with stripped pine treads. The main bedroom, at first floor has a built-in double wardrobe and en-suite shower room with contemporary sanitary ware along with extensive wall tiling, the other bedrooms on this level also have cast iron fire surrounds. At first floor is a landing study/reading area which could prove very useful for those who are now home working, along with a family bathroom, fitted with modern sanitary ware and comprises roll top bath and oversized shower area. The two second floor bedrooms both have dormer windows, the rear bedroom also has consent granted to widen the dormer and the front bedroom extends the full width of the property and attracts a great deal of natural light.

The property, which retains many original features including panelled doors has stripped wooden floorboards throughout and a gas fired central heating system can be seen in greater detail on the attached floor-plans.

OUTSIDE

The rear garden which faces north west and is walled, has been designed with low maintenance in mind with small lawn and paved terrace and provides ample space for eating out.





There is a garden door leading a pedestrian alley which serves those on Willis and Guest Roads and accessed via a shared locked gate situated at Collier Road. There is a residents and visitor's parking permit scheme in operation and permits can be applied for via Cambridge County Council.

LOCATION

Excellent everyday shopping facilities along nearby Mill Road which has mini supermarkets, international food stores, chemist, butchers, and hairdressing salons. Comprehensive shopping in the city centre including Grand Arcade and Grafton Centre shopping malls, along with a busy daily market. Schools for all age groups in both state and independent sectors in Cambridge including St Matthews and St Albans Primary Schools which feed into Parkside Community College. Close to large public open green spaces including Parker's Piece and Christ's Pieces along with an extensive range of fashionable restaurants and 'local' pubs all in the vicinity. Cambridge railway station is approximately 0.5 mile distant with services to London from about 50 minutes.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

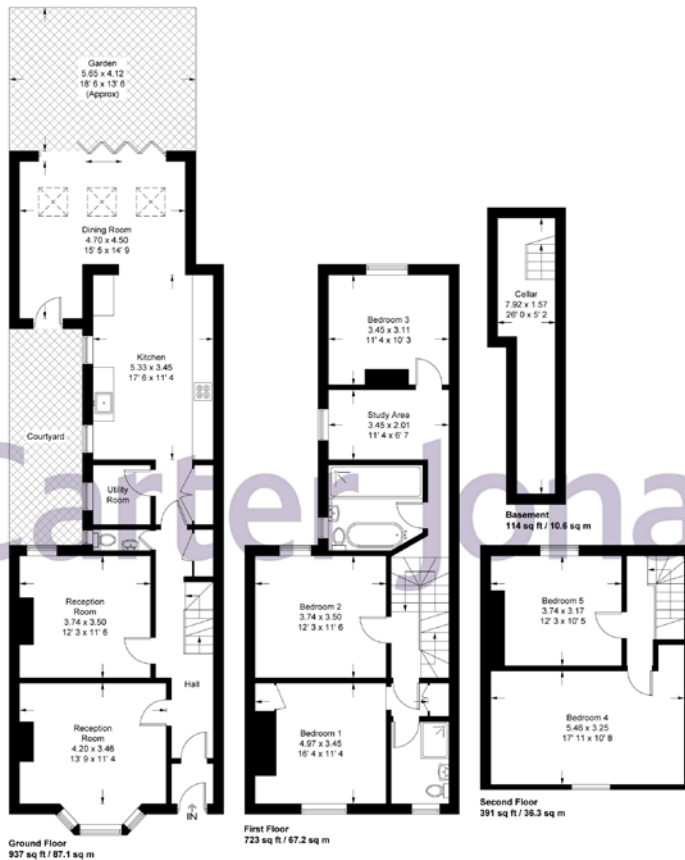
Local Authority: Cambridge City Council

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



Guest Road

Approximate Gross Internal Area = 2165 sq ft / 201.2 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		
(69-80)	C		79
(55-68)	D	80	
(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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