



GILBERT ROAD
Cambridge

Carter Jonas

GILBERT ROAD, CAMBRIDGE, CB4 3NZ

- Local Schools – approx. 1 mile
- Cambridge City Centre – approx. 1 mile
- Cambridge North Railway Station – approx. 2 miles
- Cambridge Station – approx. 2.5 miles
- A14 – approx. 1.5 miles

Open-plan living room • Family room/dining room • Study/bedroom 5 • Kitchen/breakfast/diner • Pantry & laundry room • Cloakroom • 3 First floor bedrooms • Principal second floor bedroom with Juliet balcony • 2 Bathrooms (1 en-suite) • Off-road parking for 2/3 cars • Large, south-facing garden • EPC rating C

DESCRIPTION

105 Gilbert Road has been a much loved and much appreciated family home for the current owners for the last 35 years. Since their ownership they have made some sympathetic alterations to include a spacious loft conversion and a side extension, both carried out without compromising the elegant character and style of its 1930s era. Built to a bay-fronted design typical of the time and retaining some attractive period features, the property is very well presented throughout and is full of excellent levels of natural light. The accommodation, which extends to over 2,100sqft is laid out over three floors providing practical and flexible living space.

On the ground floor are two versatile reception rooms, along with a good quality kitchen with doors opening to the terrace, and a useful further room which could be used as extra bedroom space or an office.

On the first floor are three good-size bedrooms and a family bathroom whilst on the second floor is the main bedroom, with excellent range of wardrobes and en-suite shower room. All the rooms to the back of the house boast superb views down the garden.

SPACIOUS AND VERY WELL-PRESENTED 1930S SEMI-DETACHED PROPERTY OF CHARACTER WITH LARGE SOUTH-FACING GARDEN FAVOURABLY POSITIONED IN A HIGHLY REGARDED RESIDENTIAL AREA JUST NORTH OF THE RIVER.



OUTSIDE

The house is set well back from the road with off-street parking for at least two cars. The front garden is mainly laid to lawn with shrub planting under the bay window. The south-facing rear gardens are exceptional, both in size and versatility. There is a lovely, Indian sandstone terrace across the back of house with a wisteria covered pergola, perfect for al-fresco dining etc. Mainly laid to lawn with thoughtfully planted borders and varied fruit trees, the gardens offer extensive outside space for pets and children and keen gardeners alike. There is a high-quality greenhouse (with its own rain-water supply system) and a garden/hobbies studio, both with power and light. The garden backs onto, and has access to, the allotments behind and afford the owner an unusually private and peaceful space.



LOCATION

Situated in a highly regarded residential area just north of the river, the property is well placed for access to the Science and Business Parks, two mainline railway stations and the region's main commuter routes (A14/A1/M11). There are also cycle routes and a frequent bus service into the City centre. Additionally, there are particularly good local facilities catering for most day-to-day needs including well-regarded local schools: Milton Road primary school and Chesterton Community College (secondary), which feeds into the highly regarded Hills Road Sixth Form College is also close by.



ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

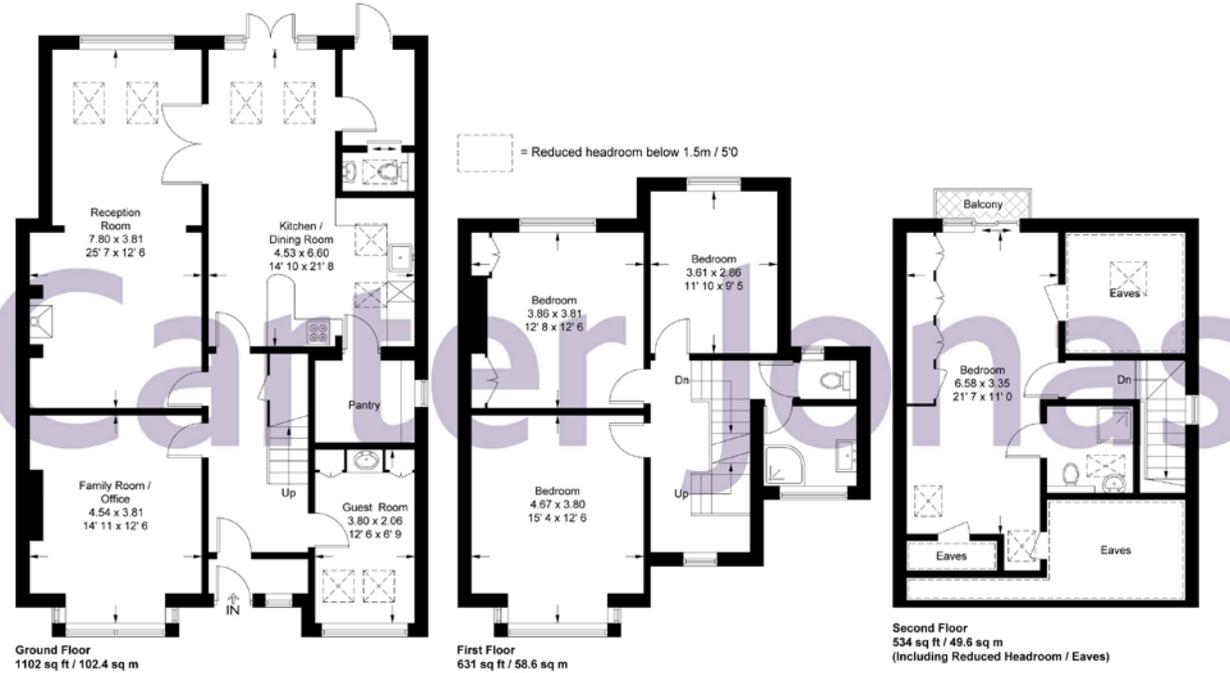
Local Authority: Cambridge City Council

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



Gilbert Road

Approximate Gross Internal Area = 2106 sq ft / 195.6 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 161 sq ft / 15 sq m
 Total = 2267 sq ft / 210.6 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	73	79
(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	

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