



GODESDONE ROAD
Cambridge

Carter Jonas

GODESDONE ROAD, CAMBRIDGE, CB5 8HR

- Cambridge City Centre - approx. 1.0 miles
- Cambridge Train Station - approx. 1.2 miles
- Addenbrookes Hospital - approx. 2.8 miles

3 Bedroom end terraced property • Central location •
Period property • EPC rating D

DESCRIPTION

Nestled in a central city location off Newmarket Road, this characterful 3-bedroom end of terrace property exudes charm and functionality. With a bay-fronted window adding to its appeal, this home offers a comfortable living experience in a convenient urban setting.

The front entrance leads into an inviting open plan living and dining area, boasting a feature fireplace that adds warmth and character to the space. This area serves as a versatile hub for relaxation and entertainment.

Proceeding from the living area is a modern kitchen, complete with ample storage space and side access to the rear garden. The kitchen is well-equipped to accommodate everyday meal preparation with lots of built in appliances, a range cooker, ample storage and worktop space.

Completing the ground floor is a bright double bedroom located at the rear of the property with views of, and access to, the garden, and benefitting from an en suite shower room, low-level w/c, and wash basin, perfect for accommodating guests or family members.

Ascending to the first floor, you'll find two additional double bedrooms, each offering comfortable living quarters and ample space for double beds and added storage units. These bedrooms provide privacy and tranquillity.

CHARACTERFUL 3-BEDROOM END TERRACE PROPERTY SITUATED IN A SOUGHT-AFTER CENTRAL CITY LOCATION.



The first floor also features a contemporary family bathroom, complete with a bath, spacious separate shower, low-level w/c, and wash basin, catering to the needs of the household.

OUTSIDE

Externally, the property offers a large rear garden, predominantly laid to lawn and featuring a patio seating area. This outdoor space offers a serene setting for outdoor gatherings and relaxation. Side access is provided for bins and bikes, enhancing convenience and organization.

LOCATION

Godesdone 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 is the quintessentially Cambridge riverside walks just down the street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains' services provided

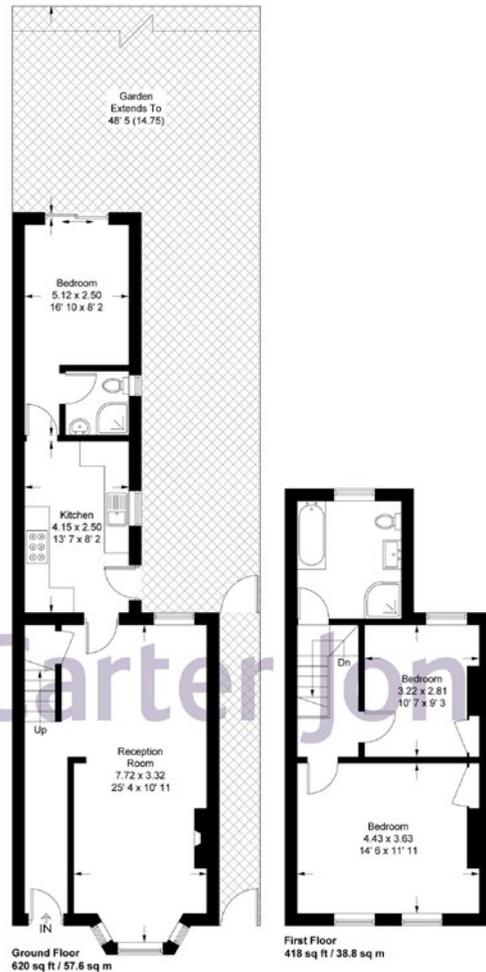
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
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Approximate Gross Internal Area = 1038 sq ft / 96.4 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(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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