



Milton Road, Cambridge, CB4 1XG



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Residential sales, lettings & management

187 Milton Road  
Cambridge  
Cambridgeshire  
CB4 1XG

An attractive 1920's semi-detached residence of considerable character, offering spacious and well proportioned accommodation within the highly sought after Milton Road school catchment area.

- Semi-detached period property
- Many appealing period features
- Dining/drawing room
- Sitting room
- Kitchen/breakfast room
- 3 double bedrooms
- Cloakroom
- Generous rear garden with high degree of privacy
- Must be viewed to be fully appreciated
- No upward chain

Offers around £795,000



The property is situated within an established and popular residential area less than 2 miles north of the city centre, and is well placed for the Science/Business Parks on this side of Cambridge as well as the regions main commuter routes.

This substantial bay fronted semi detached residence probably dates from around 1920's and has retained most of its period features including original doors, stained glass windows, internal bell call system and open fireplaces. The residence offers spacious and well proportioned accommodation with high ceilings, light and airy rooms with large windows set within delightful mature gardens.

The current owners are moving abroad but have improved the property during their 10 years of ownership including, a new fitted kitchen, re-wiring and new consumer board, re-plastered walls and ceilings to reception rooms and the laying of a new patio and driveway.

The property really needs to be viewed to be fully appreciated and in detail the accommodation comprises:

## GROUND FLOOR

Part glazed front door and windows to front with leaded and stained glass detailing to

**SPACIOUS RECEPTION HALLWAY** Painted timber stairs to first floor, cornicing, picture rail, radiator, ceramic tiled flooring.

**KITCHEN/BREAKFAST/FAMILY ROOM 22' x 11' 4"** (6.71m x 3.45m) A lovely room, windows to all four aspects including French doors and windows with views to the garden, good sized understairs cupboard with shelving. Excellent range of painted timber units with solid oak block work surfaces and attractive tiled splashbacks over (kitchen refitted and new appliances in 2012), built in Bosch gas hob with stainless steel chimney extractor over and double oven below, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, radiator, feature vertically mounted tubular radiator, recessed ceiling spotlights, ceramic tiled flooring, door to

**LIVING ROOM 14' 10" x 11' 4"** (4.52m x 3.45m) with French doors and windows to the rear garden with custom built shutters, attractive timber mantelpiece with open fireplace and tiled hearth, cornicing, radiator, exposed timber floorboards, folding doors (enabling the adjoining room to be opened up to create one larger living space) to

**DINING/DRAWING ROOM 14' 2" into bay x 11' 4"** (4.32m x 3.45m) with bay window to front with leaded and stained glass detailing, custom built timber shutters, period feature fireplace with tiled hearth, cornicing, radiator, exposed timber floorboards.

## FIRST FLOOR

**HALF LANDING** with stained glass window to side.

**CLOAKROOM** The cloakroom was refitted in 2018 and comprises window to side and window to front, box with wall mounted gas central heating behind, wc with period style high level cistern, wash handbasin, period style tiling to walls, ceramic tiled flooring.

**LANDING** with three ornate stained and leaded windows to front, door to eave storage cupboard, wall light points, loft access hatch, picture rail, painted floorboards.

**BEDROOM 1 12' 5" x 11' 0"** (3.78m x 3.35m) with window to rear giving views to garden, picture rail, two radiators, track mounted ceiling spotlights, floorboards.

**BEDROOM 2 12' 1" x 10' 1"** (3.68m x 3.07m) with window to rear giving views to garden, picture rail, radiator, built in shelved cupboard, painted floorboards.

**BEDROOM 3 12' 9" x 11' 5"** (3.89m x 3.48m) with windows to two aspects, custom made window shutters, radiator, painted floorboards.

**BATHROOM** with window to side, period style roll top bath with claw feet and Victorian style mixer taps and shower attachment, separate fully enclosed shower cubicle with Triton AS2000 SR shower unit, radiator, wc, vanity wash handbasin with tiled area to side and cupboard below, large wall mirror with striplight and shaver point, airing cupboard with factory lagged hot



water tank and slatted wood shelving.

**OUTSIDE** The property is set back from the road with a paved garden/driveway providing parking for 2-3 vehicles, set behind a fence and screening hedge. A wrought iron gate leads down the side of the property and onto the mature rear garden extending to approximately 100ft with a slate paved patio area (laid in 2015) which extends to a paved path running the length of the garden.

Mature borders, walnut tree, box hedge border area to the far end of the garden with further seating area. The whole enjoying a good amount of sunshine and a high degree of privacy and seclusion.

**SERVICES** All mains services.

**TENURE** The property is Freehold

**COUNCIL TAX** Band E

**VIEWING** By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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