



87 Devonshire Mews, Devonshire Road, Cambridge, CB1 2BB  
Guide Price £315,000 Freehold





**A RECENTLY UPDATED ONE BEDROOM HOUSE FORMING PART OF  
A SMALL MEWS WITH ALLOCATED PARKING AND A PRIVATE REAR  
GARDEN, MINUTES FROM THE RAILWAY STATION AND CITY CENTRE**

One double bedroom • first floor bathroom • open plan kitchen/dining/sitting room • landing area with built-in storage • private rear garden • allocated parking space

This one bedroom mews house occupies a prime central location close to a wide range of independent shops and facilities on Mill Road and Cambridge Railway Station. The property has been recently updated and is in good decorative order, ideal for first time buyers or an investment opportunity. The dual-aspect open plan ground floor living area with feature spiral staircase comprises a refitted kitchen with dishwasher and sitting/dining area. This room has access to the rear garden. The first floor landing area provides useful built-in storage and leads to the refitted bathroom and spacious double bedroom. Outside, to the front of the property are neat communal gardens. The private rear garden is fully enclosed with gated rear access, mainly laid to lawn with a patio area and timber storage shed. The property has one allocated parking space in the parking area.

**KEY FEATURES**

- Updated one-bedroom freehold house
- Refitted kitchen & bathroom
- Parking and private garden
- Ideal first time buy or investment opportunity
- Minutes to the station and Mill Road

**LOCATION**

Devonshire Mews forms part of Devonshire Road which is located between Mill Road and Tenison Road and is well served by a wide range of local facilities including a variety of shops, restaurants and public houses as well as a regular bus service into the City and beyond. The property is ideally located for anyone needing access to the railway station which is minutes away. Addenbrookes Hospital is located around a mile south of the property and the City centre is within walking distance.

**AGENTS NOTES**

- Council tax band – B
- Electric storage heating
- Service charge approximately £400 per annum & Ground rent £5 per annum. These payments are for the communal areas.

**STATUTORY AUTHORITIES**

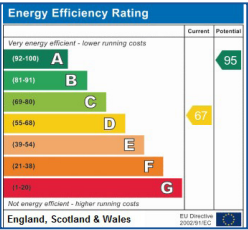
- Cambridge City Council
- Cambridgeshire County Council

**FIXTURES AND FITTINGS**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

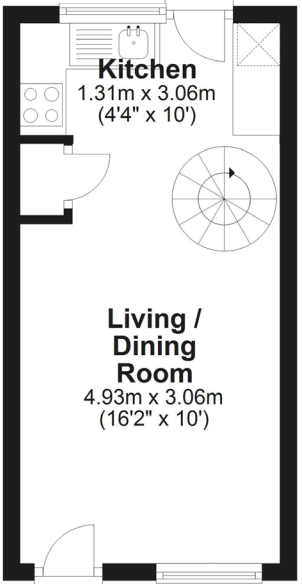
**VIEWING**

Strictly by appointment through Redmayne Arnold and Harris:  
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130



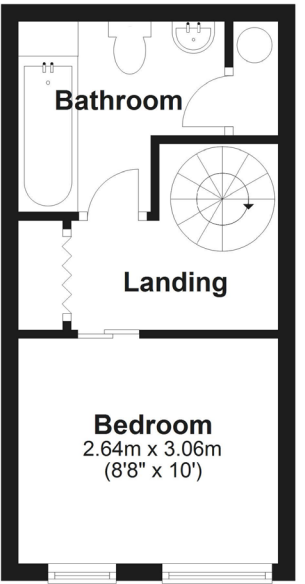
**Ground Floor**

Approx. 19.4 sq. metres (208.7 sq. feet)



**First Floor**

Approx. 17.7 sq. metres (190.5 sq. feet)



Total area: approx. 37.1 sq. metres (399.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.