



63 Abbey Road, Cambridge, CB5 8HH
Guide Price £500,000 Freehold



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**A FINE EXAMPLE OF A LATE VICTORIAN CITY HOME OFFERING
BEAUTIFULLY PROPORTIONED ACCOMMODATION AND AN ATTRACTIVE
REAR GARDEN, SITUATED IN THE POPULAR RIVERSIDE AREA, WELL
PLACED FOR EASY ACCESS TO CAMBRIDGE CITY CENTRE**

Entrance hall – sitting room opening to dining room – study – kitchen – large bathroom – two double bedrooms – well stocked south westerly facing garden – gas radiator central heating – numerous period features – offered with no onward chain – partially double glazed

THE PROPERTY

No. 63 Abbey Road comprises a larger than usual semi-detached bay-fronted town house of brick elevations under a pitched roof. The property has beautifully proportioned accommodation, laid out over two floors with a spacious sitting/dining room, a beautiful light-filled room with a bay window to the front and attractive period fireplace. There is a breakfast room which is currently used as a study leading through to a kitchen with a high vaulted ceiling and space for appliances and views to the garden. On the first floor there are two double bedrooms and a spacious 3-piece bathroom. There is a large loft offering scope to convert and the property benefits from a gas fired radiator central heating system and an attractive 22ft well stocked rear garden and a 21ft side return with gated pedestrian access. The garden is mainly laid to lawn.

KEY FEATURES

- Two large double bedrooms
- Sitting/dining room
- Period features
- City centre location
- Close to the River Cam
- St Matthew's Primary School catchment area
- Attractive rear garden

LOCATION

Abbey Road forms part of the popular Riverside area which adjoins the River Cam and is within walking and cycling distance of the City centre, Grafton Centre and Midsummer Common and Stourbridge Common. A wide range of facilities and amenities are close by and there are delightful riverside walks.

SERVICES

All mains services are connected.

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.

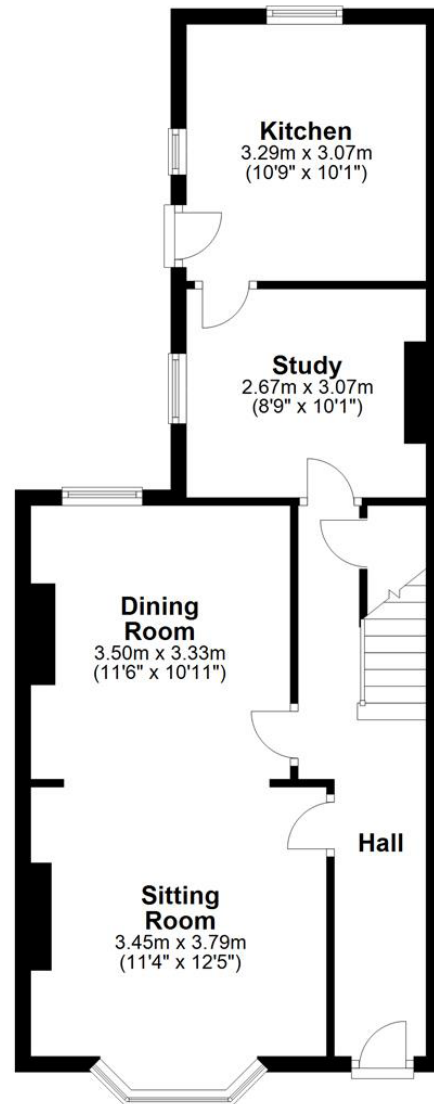
VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ

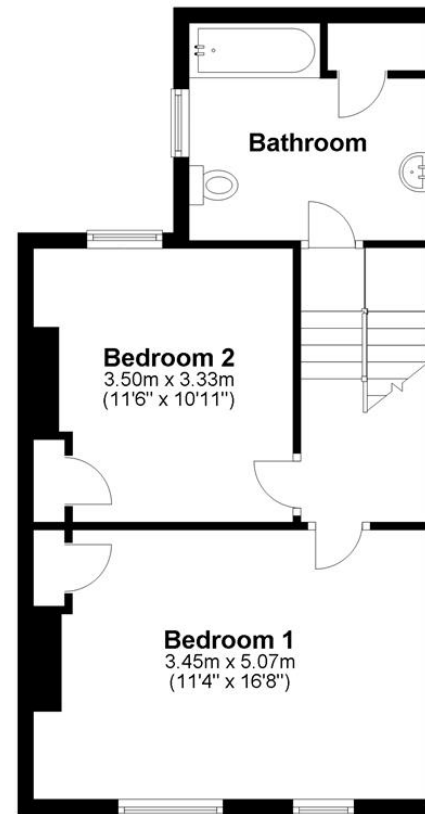


Ground Floor



63 Abbey Road, Cambridge

First Floor



Approx. gross internal floor area 100 sqm (1075 sqft)

