



GALFRID ROAD, CAMBRIDGE, CB5 8ND

- Cambridge City Centre - approx. 2.2 miles
- Cambridge Railway Station - approx. 2 miles
- A14 access - approx. 1.4 miles

Substantially extended · Well-presented · South-westerly facing rear garden · No onward chain · Ample driveway parking · Four/five double sized bedrooms · EPC rating D

DESCRIPTION

The versatile accommodation includes an entrance hall, sitting room, kitchen/dining room, snug/bedroom, four first floor bedrooms and two bathrooms. Externally offering ample driveway parking and a south-westerly facing rear garden.

Entering into the entrance hall with stairs rising to the first floor and under stairs storage. The kitchen/dining room is straight ahead with a stylishly fitted kitchen, ample dining space and a door leading to the rear garden terrace. The sitting room enjoys sliding doors that also lead to the garden. There is an additional reception room that is currently used as a fifth bedroom.

The landing enjoys a window to side aspect and loft access. All four of the first floor bedrooms are double in size. There is a spacious bathroom, as well as a shower room.

A SUBSTANTIALLY EXTENDED AND WELL-PRESENTED FOUR/FIVE BEDROOM HOUSE OFFERING CLOSE TO 1,400 SQ.FT OF ACCOMMODATION.



OUTSIDE

The front aspect offers ample driveway parking. The rear garden is predominately lawned with a paved terrace and established hedging and trees.

LOCATION

Galfrid Road is located on the East side of the City so is ideally placed for a short commute to Marshalls Airport (0.9 miles away), Arm Ltd (just over 3 miles away) and Addenbrookes Hospital (3.5 miles away). It is also well placed for those commuting further afield with the A14/M11 corridor being easily accessible from the property. Galfrid Road is conveniently located just off Newmarket Road meaning there is a whole host of local amenities within easy walking distance. These include a Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. The very centre of the city is around 1.5 miles away meaning either a 10 minute bike ride or a 30 minute stroll into town.

ADDITIONAL INFORMATION

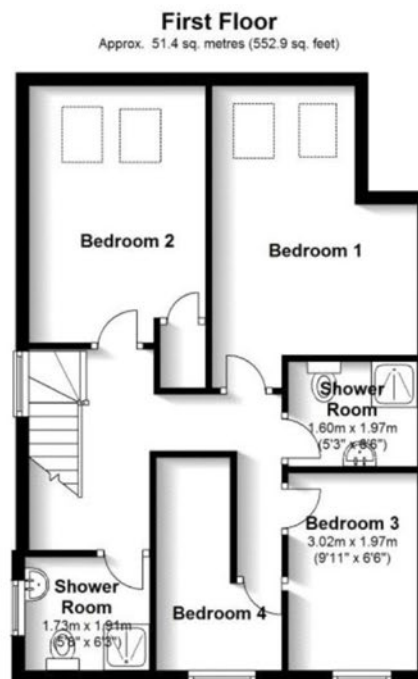
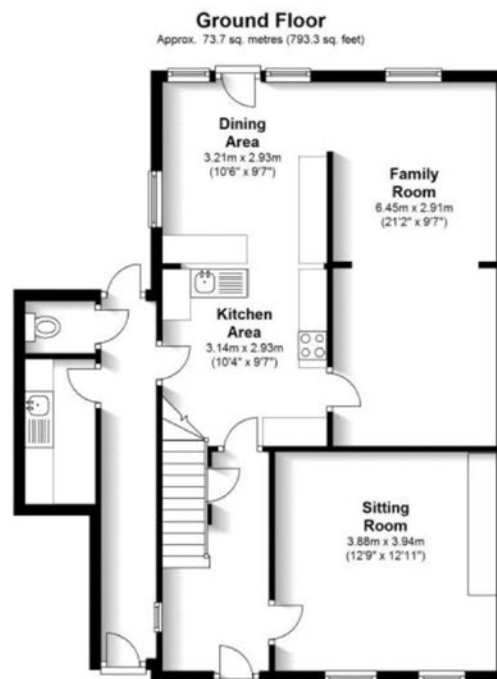
Tenure: Freehold

Services: Gas central heating, mains water & drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment through the selling agents Carter Jonas 01223 403330





Classification L2 - Business Data



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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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