



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



Tenure

Freehold

Council Tax Band

D

Contact Details

1 The Broadway
Cambridge
Cambridgeshire
CB1 3AH

www.vincentshaw.net
sales@vincentshaw.net
01223 243900

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 50 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Vinery Road | Cambridge | CB1 3DW

A charming Edwardian end of terrace home, in an enviable position adjacent to the park, on this highly regarded residential road in the popular Romsey Town. Bright and spacious living accommodation is very well presented and retains many original features. An internal viewing is strongly recommended. EPC Rating Band E.

Guide Price £535,000

- Two Reception Rooms
- Three Bedrooms
- End of Terrace
- Ground Floor Cloakroom
- Feature Fireplaces
- Stripped Wooden Floors
- Park Views



Property Description

LIVING ROOM

12' 2" x 9' 10" (3.71m x 3.0m)

Double glazed bay sash window to front aspect, single panelled radiator, stripped wooden floor, coving to ceiling, open fireplace with tiled hearth including wood burning stove.

HALL

Single panelled radiator, stripped wooden floor, coving to ceiling, stairs to first floor.

DINING ROOM

11' 10" x 10' 11" (3.62m x 3.34m)

Double glazed window to rear aspect, single panelled radiator, cast iron fireplace with tiled hearth, coving to ceiling, stripped wooden floor, under stairs storage cupboard.

KITCHEN

10' 2" x 9' 0" (3.11m x 2.76m)

Double glazed window to side aspect, double panelled radiator, range of base and wall mounted units with work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated gas hob, electric oven and extractor fan, integrated washing machine, space for American style fridge freezer, wall mounted combi boiler, ceramic tiled floor, inset spotlights. Open to:

REAR LOBBY

Door to rear, ceramic tiled floor.

CLOAKROOM

Obscured double glazed window to rear aspect, double panelled radiator, low level wc, wash hand basin with mixer tap over and storage cupboard below, ceramic tiled floor.

LANDING

Access to roof void via loft access hatch and pull down ladder, storage cupboard.

BEDROOM ONE

13' 9" x 10' 3" (4.2m x 3.144m)

Two double glazed sash windows to front aspect, single panelled radiator, coving to ceiling.

BEDROOM TWO

9' 10" x 8' 11" (3.0m x 2.74m)

Double glazed sash window to rear aspect, double panelled radiator.

BEDROOM THREE

8' 5" x 8' 0" (2.58m x 2.44m)

Double glazed sash window to rear aspect, double panelled radiator, cast iron fireplace, view over park.

SHOWER ROOM

Heated towel rail, wash hand basin, storage cupboard beneath, shower cubicle, ceramic tiled floor, extractor fan.

REAR GARDEN

Mainly laid to lawn, patio area, flower and shrub border, covered wood/bike store, garden shed, gated side pedestrian access, further gated access onto park, fully enclosed by panelled fencing.

FRONT GARDEN

Enclosed by brick wall, path to front door.

