



MARMORA ROAD, CAMBRIDGE, CB1 3PY

OFFERS AROUND £425,000

35 Marmora Road, Cambridge, CB1 3PY

An older-style, end-of-terrace house offering three bedrooms and an extended ground floor that enjoys access onto a west-facing garden benefitting from a detached double garage that provides scope for development, potentially as an annexe or separate dwelling, subject to necessary consents.

3 bedrooms landing entrance hall sitting room dining room kitchen/breakfast room re-fitted bathroom - enclosed front garden west-facing rear garden detached double garage gas fired radiator heating double glazing - no upward chain

Marmora Road is situated in the very fashionable Mill Road area of Cambridge. Some of the best schools in the city are within easy reach, and local shopping facilities are excellent, with the Mill Road Broadway and Sainsbury's Superstore only a few moments away. It is also ideal for access to the City Centre, train station and Addenbrooke's Hospital.

This end-of-terrace house, likely dating from the 1930's, enjoys extended, well-arranged living space that is presented to a good standard throughout. It offers particularly light and airy accommodation and includes three sliding doors opening onto the rear, west-facing garden. It occupies a corner position and has the added benefit of a detached double garage which could be utilised for a number of purposes including possible re-development into an annexe or studio, subject to the necessary consents.

The entrance hall leads through to the sitting room with south-facing bay window and fireplace having inset gas fire. The spacious dining room has stairs to the first floor and benefits from plenty of built-in storage. The galley kitchen leads through to the breakfast area and includes granite-effect work tops, tiled splash backs, range of fitted cupboard and drawer units, stainless steel sink unit, integrated dishwasher, gas point for oven and tiled floor.

On the first floor the landing provides access to the loft space via a retractable ladder and has a window to the side. Two of the three bedrooms are doubles, both of which have built-in wardrobes. Fully tiled, the bathroom includes a panelled bath with screen to side and mains shower over, pedestal hand basin, low level WC, inset mirror, heated towel rail, extractor fan, recessed ceiling lighting, shaver socket and tilt and twist window to rear.



Outside, the property is set back behind a low maintenance front garden with boundary fence. To the rear is a fully enclosed, west-facing garden which is mainly paved with lawn area, shrub border and gated pedestrian access. The detached double garage has sliding door to front, side personal door to rear garden, window to side and large loft area with roof light.

Features of Note

- Three bedrooms
- Extended
- End-of-terrace
- Detached double garage
- No upward chain

Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

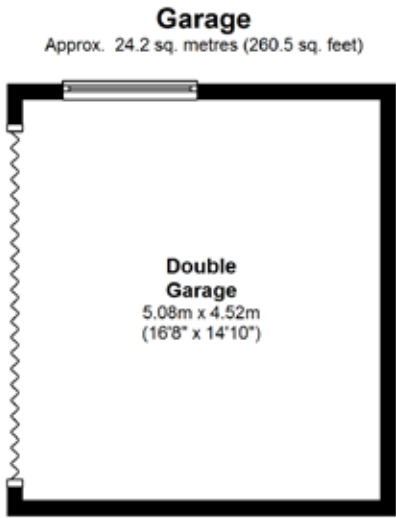
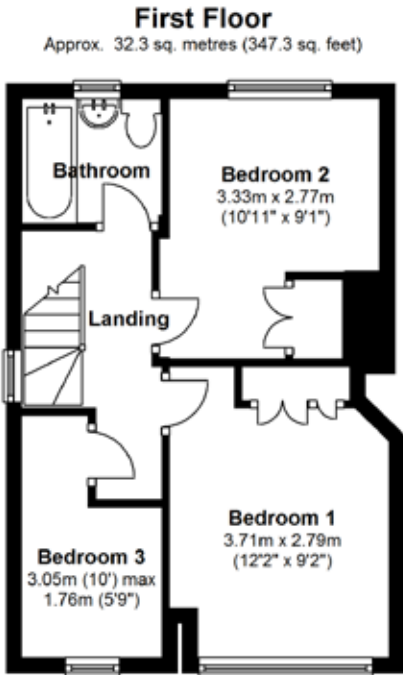
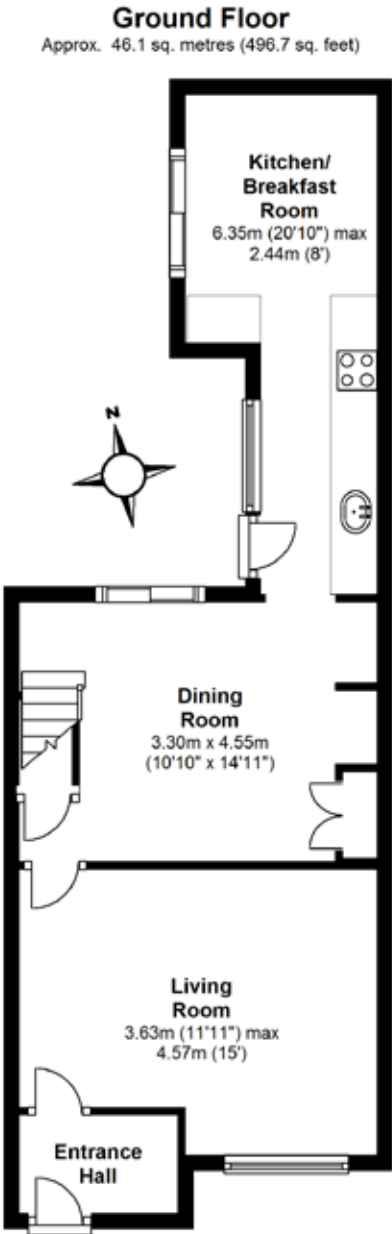
Local Authority

Cambridge City Council.
Tel: 01223 457000. Tax Band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The full version is available on our website or on request.



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)

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