



Marshall Road, Cambridge
CB1 7TY

Pocock+Shaw

48 Marshall Road
Cambridge
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Built around 1900, a three bedroom terraced house, in this very desirable residential road, just off Hills Road, close to the mainline railway station and with a regular bus service into the City centre. Front and enclosed rear garden, and on street permit parking.

- Reception hall
- Sitting room with fireplace and bay window
- Dining room
- Kitchen
- Rear lobby with sep wc and ground floor bathroom
- Landing
- Three bedrooms
- South facing 25' rear garden
- Gas radiator heating system

Offers in region of £535,000



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Part glazed entrance door to:

Entrance hall Radiator, opening to:

Sitting room 11'1" x 10'8" (3.38 m x 3.25 m) Bay window to the front, feature ornamental period fireplace with hearth, radiator, arch to:

Dining room 14'1" x 10'11" (4.29 m x 3.33 m) Window to the rear, radiator stairs rising to the first floor, door to

Kitchen 14'1" x 8'4" (4.29 m x 2.54 m) Fitted range of units set under work surface, inset single drainer stainless steel sink unit, inset four burner ceramic hob, single oven, part ceramic tiled splash back, matching wall mounted cupboards, window to the side and door to the side. Wall mounted Vaillant has fired heating boiler, door to:

Rear lobby Ceramic tiled floor, door to:

Cloaks wc Window to the rear, ceramic tiled floor and walls, enclosed cistern wc

Bathroom 9'2" x 4'7" (2.80 m x 1.40 m) Fitted white suite with pedestal wash basin and bath, fitted shower above, ceramic tiling to the walls and floor. Window to the rear.

Landing Built in cupboard and access to the loft space. Door to:

Bedroom one 14'0" x 11'1" (4.27 m x 3.38 m) Window to the front, radiator, period cast iron ornamental fireplace, coved cornice.

Bedroom two 11'1" x 9'0" (3.38 m x 2.74 m) Window to the rear, radiator.

Bedroom three 14'2" x 8'7" (4.32 m x 2.62 m) Window to the rear and side, radiator.

Outside To the front there is a period style terracotta tiled path, brick retaining wall to the front boundary and gravelled area.

Rear garden 25'0" x 11'0" (7.62 m x 3.35 m) An enclosed garden area, with lawn, timber shed, gated pedestrian rear access.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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