



Bush & Co.





## 48 Greville Road, Cambridge, CB1 3QL

**Guide Price £650,000 Freehold**



Energy Rating Band D

This attractive 1930s bay fronted house is located in one of the most desirable tree-lined residential roads in Romsey and is well placed for access to varied amenities in both Mill Road and Cherry Hinton Road. The property offers huge potential to enlarge and is in need of modernisation.

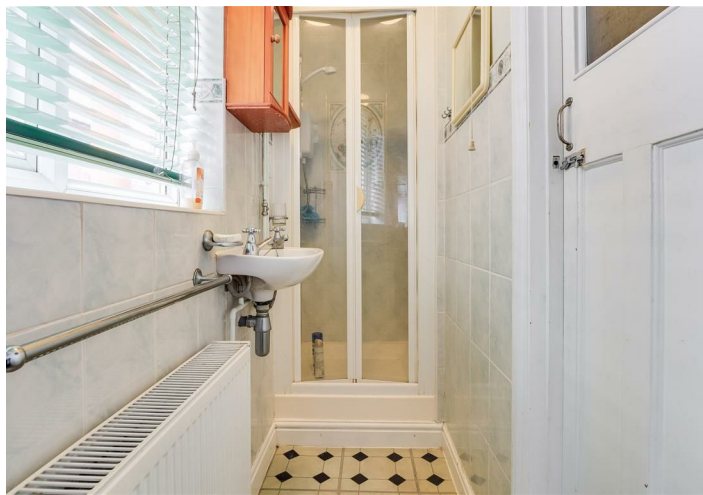
In brief, the accommodation consists of a storm porch, which leads to the entrance hallway, which has stairs rising to the first floor, under-stair storage, there is a shower room with WC. The living room measures over 23 ft in length, with an attractive bay window to the front aspect. The kitchen has a range of matching cabinets and drawers, ample work surfaces, and space for a dining table and chairs, dual aspect windows. The conservatory has space and plumbing for various appliances, and a door leads to the rear garden.

The first-floor accommodation has 3 bedrooms accessed off a central landing with access to loft space. Bedroom 1 is a double, located at the rear of the property, bedroom 2 is a double, bedroom 3 is a single. The family bathroom has a bath with a shower over, WC, wash hand basin, bidet, finished with floor-to-ceiling tiling.

Outside, the property is set back from the road, and there is off-street parking for 2 vehicles on a block paved driveway. There is wide side access that leads to the rear garden, secured behind wooden gates. The rear garden is low-maintenance with mature trees and a greenhouse. At the foot of the garden is a workshop with power and lighting connected. The workshop is a versatile space and could be converted to provide further accommodation/home office.

Greville Road runs between Coleridge Road and Argyle Street in a popular location to the south of the city centre. The location allows convenient and easy access to local amenities and the favoured Romsey Town. Romsey Town has a unique atmosphere and offers many local facilities, including a wide range of independent shops, cafes, and services, a number of parks, and good schooling for all ages. The Addenbrookes Hospital Biomedical Campus is just 1.5 miles away, and at the bottom of Greville Road is a covered foot/cycle bridge which runs directly to the mainline railway station around 0.3 miles away.







## Exceptional service in Cambridge and the surrounding villages

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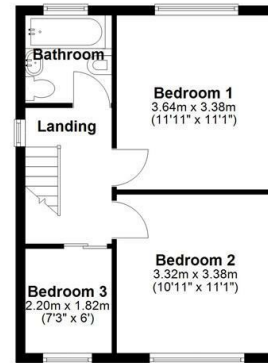
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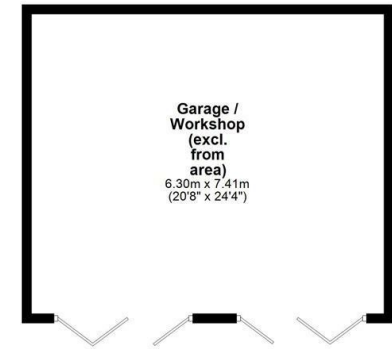
**Ground Floor**  
Approx. 72.8 sq. metres (783.6 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.3 sq. feet)



**Outbuilding**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 110.3 sq. metres (1186.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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