



Bush & Co.



## 42 Greville Road, Cambridge, CB1 3QL

**Guide Price £695,000 Freehold**



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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.

The property is a 1930's built semi-detached house which offers significant scope to extend and improve, in line with similar properties in the vicinity. There are double glazed windows, a gas radiator heating system, large garden and driveway parking. Sold with no upward chain and available for occupation from August 2026.

The entrance door leads to a hallway with stairs to the first floor and an under stairs cupboard. The spacious sitting room is located at the front, with a bay window and tiled fireplace. The open plan kitchen/dining room has dual aspect windows and a glazed door to the garden. There is a range of wall and base units and work surfaces as well as an integrated electric oven and hob, plumbing for washing machine and plumbing for dishwasher.

The first floor landing has a loft hatch and leads to all rooms.

Bedroom one is a double room at the front with a tiled fireplace.

Bedroom two is a further double room, quietly positioned at the back, overlooking the garden, with a tiled fireplace and built in cupboard.

Bedroom three is a single room at the front.

There is a three piece bathroom with shower over the bath, window and part tiled walls.

**Outside** - The enclosed frontage has gated access with a lawn and driveway parking for one car. The enclosed rear garden is laid mainly to lawn with brick and timber sheds and a vegetable plot.



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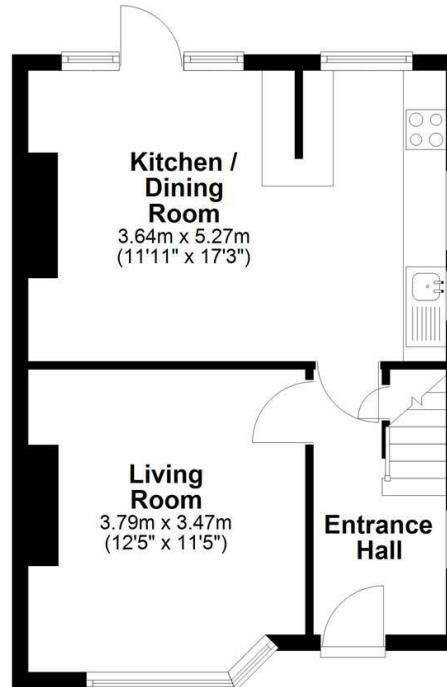
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### Ground Floor

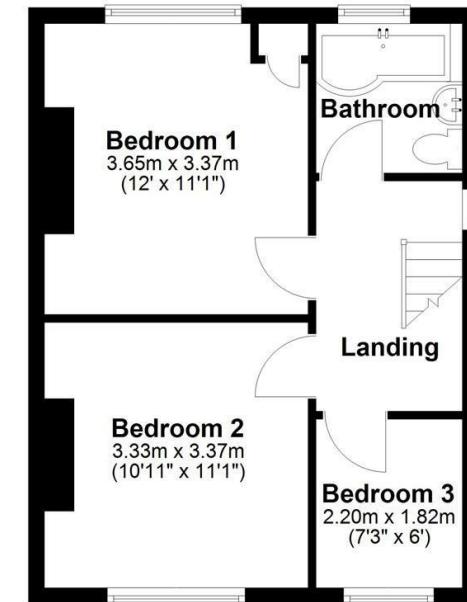
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 75.9 sq. metres (816.7 sq. feet)

### First Floor

Approx. 37.6 sq. metres (405.0 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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