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## 31 Gisborne Road, Cambridge, Cambridgeshire, CB1 3RZ

Guide Price £995,000 Freehold



Gisborne Road is a popular street of mainly 1930's semi-detached houses. The location allows easy access to both the Addenbrookes Hospital Biomedical Campus and the railway station as well as various shops, supermarkets and good schooling for all ages.

The property is a significantly extended house which is currently used as HMO accommodation over three floors but could be re-purposed as a large family home. The layout allows for a good degree of flexibility and there is the valuable addition of a detached annexe at the foot of the garden, which has its own council tax rating (band A).

### MAIN HOUSE:

The entrance hall has stairs rising to the first floor accommodation. The front sitting room (currently bedroom) has a bay window.

The extensive kitchen/dining room is a good space, with a range of fitted units, which opens into a generous living room at the back with double French doors to the garden.

There is a further ground floor bedroom and wet room off the side lobby.

The first floor landing leads to all rooms and further stairs take you up to the second floor. First floor accommodation includes two large double bedrooms, with the spacious principal room benefitting from both dressing room and ensuite. There are another three rooms on this level, a three piece bathroom and additional wet room.

The second floor loft bedroom benefits from ensuite facilities and a large boarded storage space in the eaves.

### DETACHED ANNEXE:

The annexe located at the end of the garden has independent access and offers an open plan living/dining/kitchen area in addition to a double bedroom, three piece shower room and flexible study/second bedroom.

### OUTSIDE:

The frontage allows off street driveway parking for two/three cars.

The enclosed lawned rear garden has paved areas and a sturdy timber shed.



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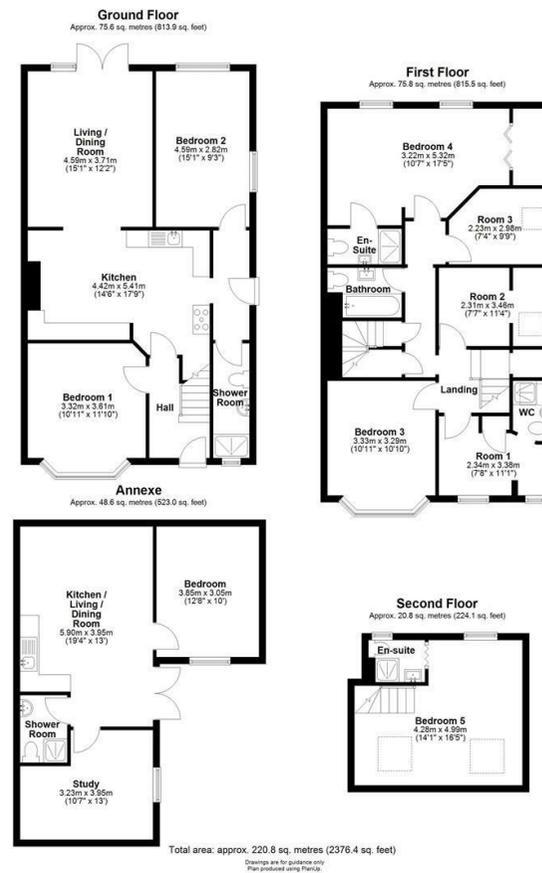
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## Further Information

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

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