



32 Gilbert Road, Cambridge, CB4 3PE  
Guide Price £725,000 Freehold



rah.co.uk  
01223 323130



**A BAY-FRONTED, 1930S SEMI-DETACHED HOUSE REQUIRING RENOVATION AND MODERNISATION WITH EXCELLENT SCOPE TO EXTEND. OCCUPYING A GENEROUS PLOT WITH A LARGE REAR GARDEN AND OFF-STREET PARKING ON GILBERT ROAD.**

- 1269 sqft / 117 sqm • 1930s semi-detached house • 4 bedrooms, 2 reception, 1.5 bathroom • 1 First-floor balcony off principal bedroom • Large rear garden. Plot size of 0.15 acres. • Catchment for Chesterton Community College • In need of modernisation • Gas-fired heating to radiators • Driveway parking • No onward chain

This four bedroom, semi-detached house is located towards the city end of Gilbert Road, minutes from Chesterton Community College and Milton Road Primary School. The bay-fronted property offers spacious accommodation over two floors, extending to 1296 sqft in total and retains attractive original features, which include leaded, stained-glass windows, decorative fireplaces, picture rails and a first-floor balcony.

The property needs renovation throughout and offers excellent scope for modernisation, remodelling and expansion (subject to the necessary planning consents).

The accommodation comprises a reception hall with a staircase rising to the first-floor level and a WC; a living room with bay window and open fireplace; a rear sitting/dining room with an open fireplace and glazed French doors opening to the garden; and a well-equipped kitchen.

Upstairs, the landing area leads to a bathroom suite and four bedrooms. The principal bedroom opens to an enclosed balcony, which provides far-reaching views across mature gardens and beyond.

Outside, the property is set back from the road behind walled frontage providing off-road parking and access to the rear. The large rear garden is predominately laid to lawn with high mature hedging and trees, offers a high degree of privacy and adjoins Milton Road Primary School playing fields. The garden has a north-east facing aspect and a useful timber garden shed.

#### **Agent's Note**

There is evidence of some internal and external cracking which will require investigation by the buyer.

#### **Location**

Gilbert Road is a well-established residential area lying just north of the city centre and running between Milton Road and Histon Road. There are local shopping facilities, independent cafés, restaurants and public houses available on nearby Mitcham's Corner and Milton Road. Within catchment for Milton Road Primary School and Chesterton Community College. The property is just a 10 minute walk from the river, Jesus Green and Midsummer Common.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.  
Council Tax Band - E

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

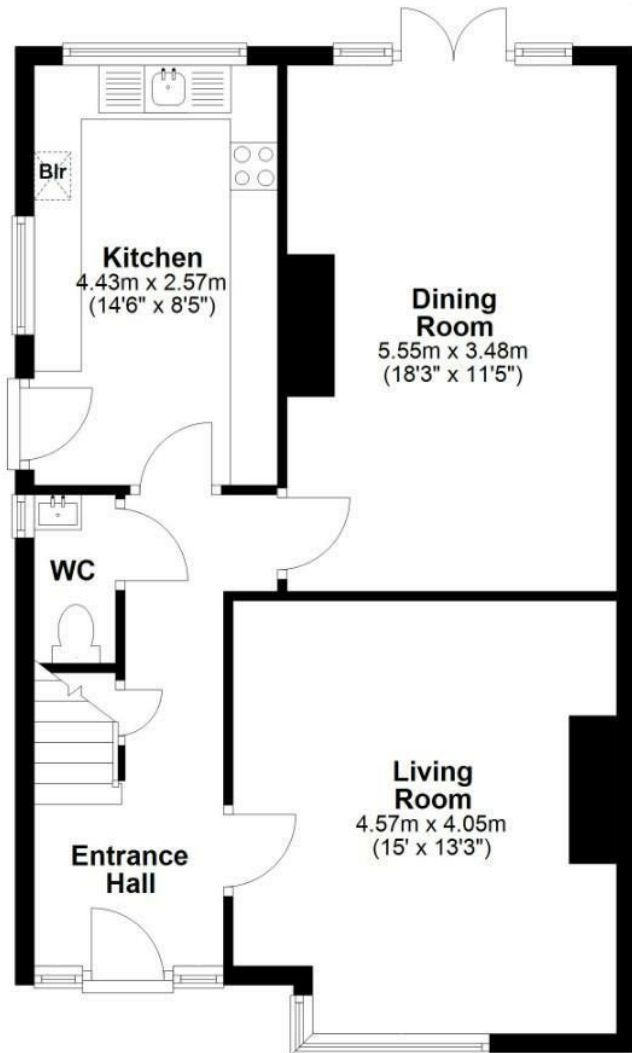
#### **Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



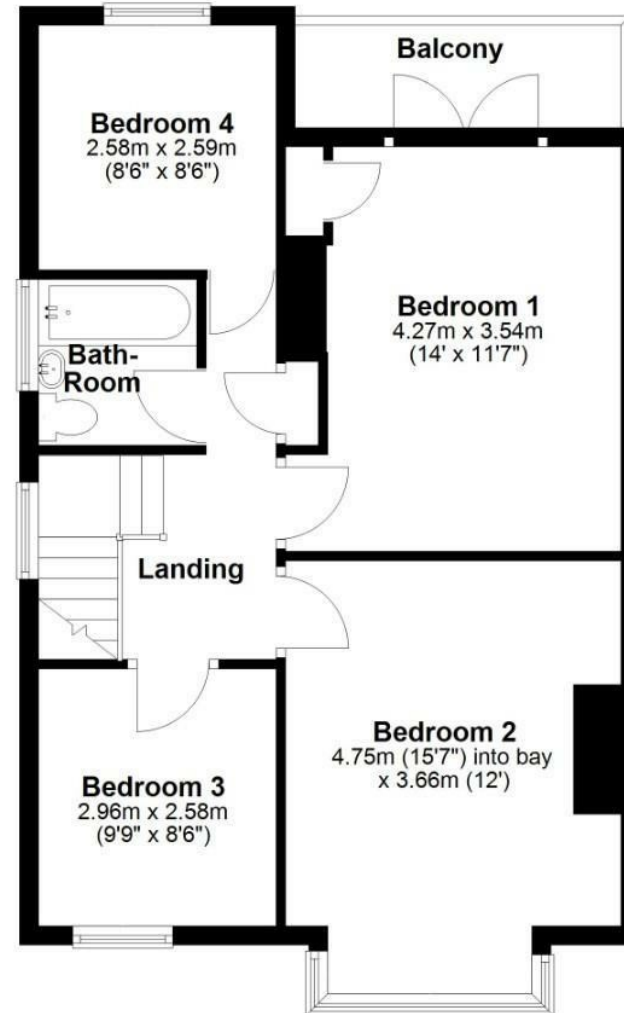
## Ground Floor

Approx. 60.7 sq. metres (653.9 sq. feet)



## First Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



Total area: approx. 117.9 sq. metres (1269.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

86

66



