



178 Green End Road, Cambridge, CB4 1RN  
Guide Price £475,000 Freehold



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**A CHARACTERFUL AND SPACIOUS 2-BEDROOM VICTORIAN COTTAGE OFFERING WELL-APPOINTED, BRIGHT AND AIRY ACCOMMODATION AND A SUPERB 36M (120FT) SOUTHEASTERLY REAR GARDEN, CONVENIENTLY LOCATED TO THE NORTH OF THE CITY CENTRE.**

- 2-bedroom end-of-terrace cottage
- 120ft southeasterly, landscaped rear garden
- Superb garden studio/bedroom
- Gas-fired heating to radiators
- Ideal location for access to Cambridge north railway station
- Victorian
- EPC rating - D / 64
- Garage and generous driveway
- Plot size of 0.1 acres
- Period features incl. sash windows and exposed wooden floorboards

This charming Victorian cottage has been updated in recent years whilst retaining a number of period features. It occupies a very generous plot with a sizeable rear garden, purpose-built garage and adjoining studio/bedroom. The property is very well-located for access to Cambridge North railway station and the Science Parks, with the city centre only being a 10-minute cycle ride away.

On the ground floor, the spacious, dual aspect living/dining room features a delightful fireplace with a woodburning stove and a Bresummer Beam and stairs to the first floor with storage under. Located at the rear, the kitchen/breakfast room also has a dual aspect, a tiled floor and is fitted with a range of units, a single oven with a gas hob and an extractor hood over, space for fridge/freezer and a washing machine, a recently installed combination boiler and a glazed door providing access to the rear garden. There is an adjoining WC, which has been refitted and is accessed externally.

Upstairs, there are two bedrooms, both of which are doubles in size, with the master bedroom benefitting from an attractive period fireplace. Partly tiled, the refitted bathroom includes a panelled bath, a separate rectangular shower unit, wash basin and a WC. Off the landing, there is a storage cupboard and a hatch with ladder providing access to the loft space, which is currently fully boarded, with a Velux window and the potential to be converted to a bedroom (subject to the relevant consents).

Outside, the property is set back from the road behind a lawned front garden with shrub borders and boundary picket fence. There is a gravel driveway for circa three vehicles to the side, leading to a detached, purpose-built garage, which has power connected. At the rear, there is a superb adjoining studio, which is fully insulated and ideal for a home office or guest bedroom. Double-glazed doors open onto the delightful rear garden, which has a southeasterly aspect and is generous in size. It is landscaped and predominantly laid to lawn, with mature flower/shrub borders, fruit trees, vegetable patch and timber shed.

**Agent's Note**

The neighbouring properties have a pedestrian right of way across the rear of the property for bins and bicycles access.

**Location**

Green End Road is situated within easy access to the Science Park, Cambridge North railway station and the historic city centre, all accessible by foot or bicycle. There is a wide variety of local facilities in Chesterton High Street and Milton Road and pleasant riverside walks nearby along with access to Stourbridge Common.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - B

**Fixtures and Fittings**

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

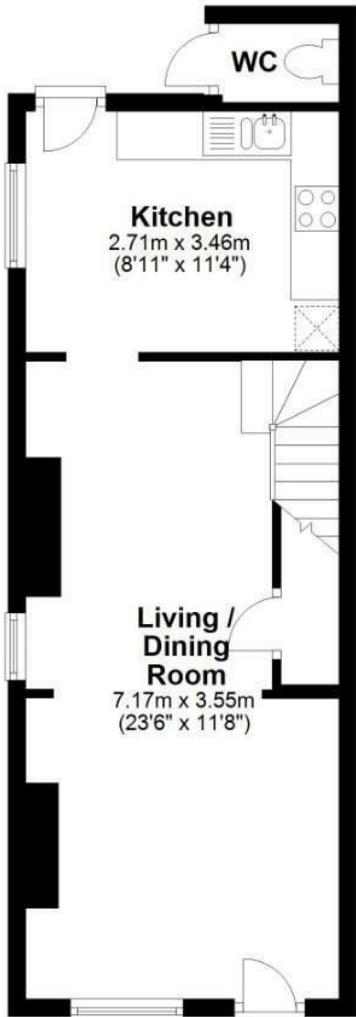
**Viewing**

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



### Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



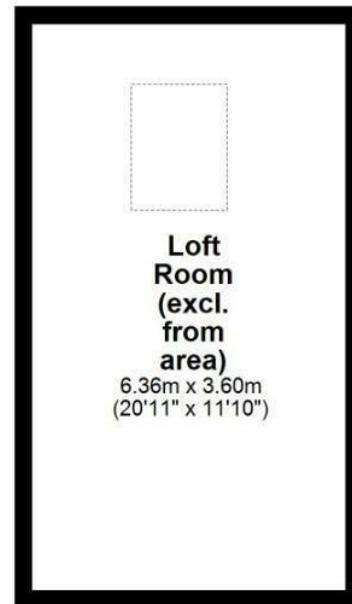
### First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



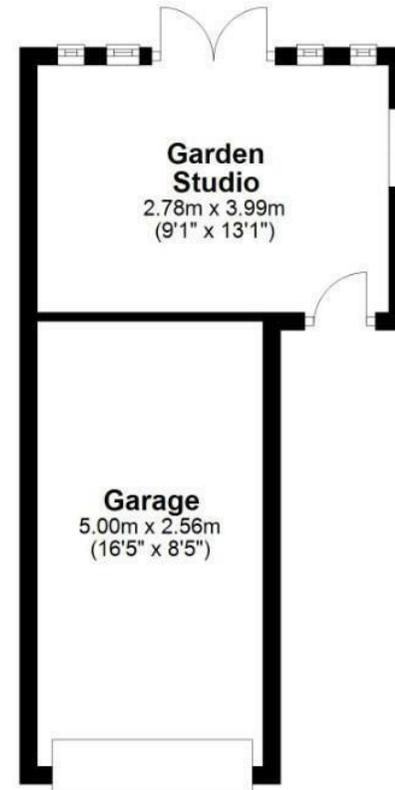
### Loft Room

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



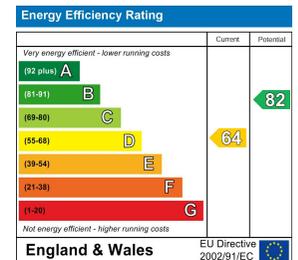
### Outbuilding

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



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

