53 Gilbert Road, Cambridge, CB4 3NX

Guide Price £1,250,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A HANDSOME AND SUBSTANTIAL, 1930'S DOUBLE-FRONTED DETACHED HOUSE EXTENDING TO 2211 SQFT OVER TWO FLOORS, OCCUPYING A DOUBLE PLOT WITH A LARGE SOUTH-WEST FACING REAR GARDENS AND PARKING. LOCATED TOWARDS THE MITCHAM'S CORNER END OF GILBERT ROAD.

- 2211 sqft / 205 sqm
- 5 bedrooms, 3 reception rooms
- Scope for further expansion and remodelling
- Gas-fired heating to radiators
- Double plot size with large south-west facing rear garden
- 1930's detached house with original period features
- 1 bathroom, 1 shower room, 3 WCs
- Garage and driveway parking
- No onward chain
- Solar PV Panels (£750 yearly income from feed in tariff)

Melbourne House is a rare and individual, 1930's detached residence with a grand symmetrical façade, set back from the road behind broad frontage, boasting extensive grounds, garaging and parking, yards from Chesterton Community College.

The property has been well-cared for and is presented in excellent condition throughout. The property was extended twice in the 1970's and offers scope for further expansion, remodelling and sympathetic modernisation.

This home is entered through a part-glazed arched door under a brick triple-arched detail and into a porch, which in turns opens to the welcoming reception hall with parquet flooring and an impressive oak Arts and Crafts staircase leading to the first-floor level. A cloakroom and separate WC are located off this entrance space. There are three large reception rooms, which include a bright and airy dual-aspect living room, a formal dining room and a study/sitting room. Both the living room and dining room provide access to the rear garden. There is a well-equipped kitchen/breakfast room requiring modernisation, which has a walk-in pantry and access to the outside.

Upstairs, the impressive main landing area leads to three spacious double bedrooms. An inner landing provides access to the principal bedroom, bedroom five, the bathroom, shower room and a toilet. This whole area in total, with careful thought, can be reconfigured to make one impressive principal bedroom suite.

Outside, a generous driveway leads to a brick-built garage. Gardens to the front and rear are beautifully maintained and established. The broad rear garden has a south-west facing aspect, terrace and is predominately laid to lawn with various mature trees and shrubs. There is ample space to reinstate a large vegetable plot/kitchen garden behind formal gardens.

The property is fitted with solar PV panels to the rear roof.

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 whilst within the catchment area 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 - G

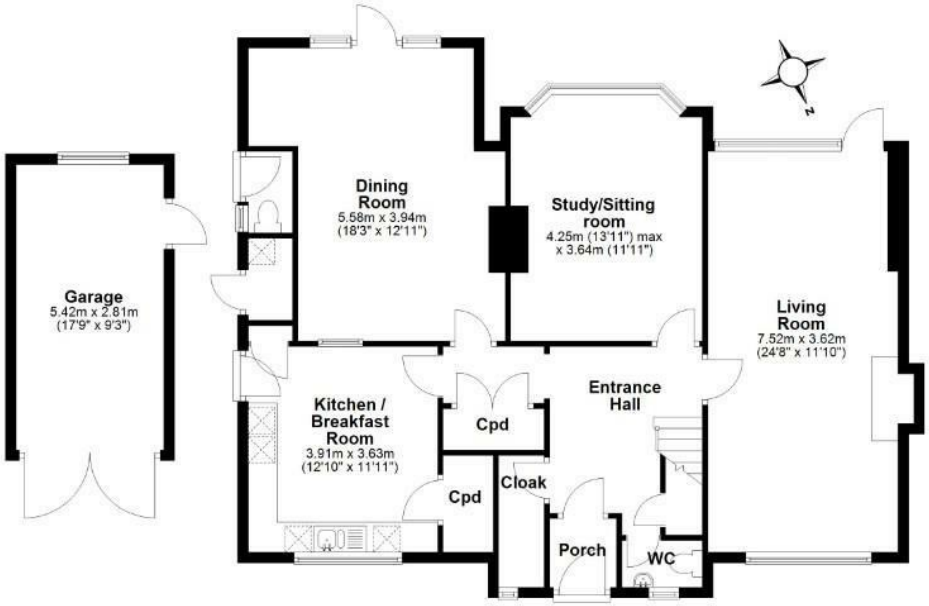
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

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

Ground Floor

Main area: approx. 107.6 sq. metres (1157.7 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.9 sq. feet)

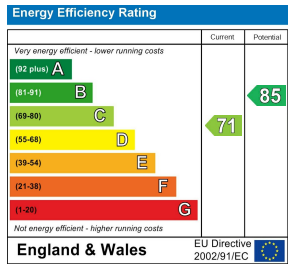


First Floor

Approx. 97.9 sq. metres (1053.3 sq. feet)

Main area: Approx. 205.4 sq. metres (2211.1 sq. feet)

Plus garages, approx. 15.2 sq. metres (163.9 sq. feet)



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.