



107 Mowbray Road, Cambridge, CB1 7SP
Guide Price £550,000 Freehold



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01223 323130

A SUPERB BAY-FRONTED, THREE-BEDROOM TERRACED HOME, IN THIS HIGHLY SOUGHT-AFTER LOCATION, WELL POSITIONED FOR ADDENBROOKE'S HOSPITAL, THE BIOMEDICAL CAMPUS AND ARM.

- 1930's Terraced Home
- 3 bedrooms, 1 reception room, 1.5 bathrooms
- Conservatory
- Gas-fired heating to radiators
- Scope for expansion (STPC)
- 1016.7 sqft / 94.5 sqm
- Open-plan kitchen/ dining room
- Plot size - approx 0.06 acres
- Private driveway parking
- EPC - C / 69

107 Mowbray Road has gone undergone a number of improvements by the current owners and offers beautifully decorated and light accommodation, well-suited to family living. The property also offers further scope for enlargement (STP).

The large, welcoming entrance hall has space for coats and shoes and access to an understairs storage cupboard and opens to the bay-fronted sitting room, which is flooded with natural light and has a feature chimney breast with storage alcoves either side. The kitchen/dining room opens out into the conservatory creating a great space for entertaining. The kitchen itself is fitted with a range of base and eye-level units, an integrated oven, hob, overhead extractor and has space for white goods. The conservatory opens out via French doors to the garden, and there is a w.c. Wooden floors run throughout the downstairs helping create that feeling of space.

On the first floor there are three good-sized bedrooms, two of which are double bedrooms and bedroom two benefits from built-in storage. The family bathroom is fitted with a three-piece white suite, bath with an overhead shower.

Outside, there is a large enclosed rear garden, mostly laid to lawn with patio areas either end of the garden, and gated rear access via a communal path. To the front, you have a driveway providing off street parking for two cars.

Location

Mowbray Road is about 1.5 miles to the south of the city centre and is extremely well placed for access to Addenbrooke's Hospital/Cambridge Biomedical Campus and the City's railway station and the 'soon to opened' Cambridge South station with services to London's King's Cross and Liverpool Street in about 52 and 68 minutes respectively. Local shopping is available on Wulfstan Way and Perne Road/Cherry Hinton Road junction and the Cambridge Leisure development is nearby.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

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

Viewing

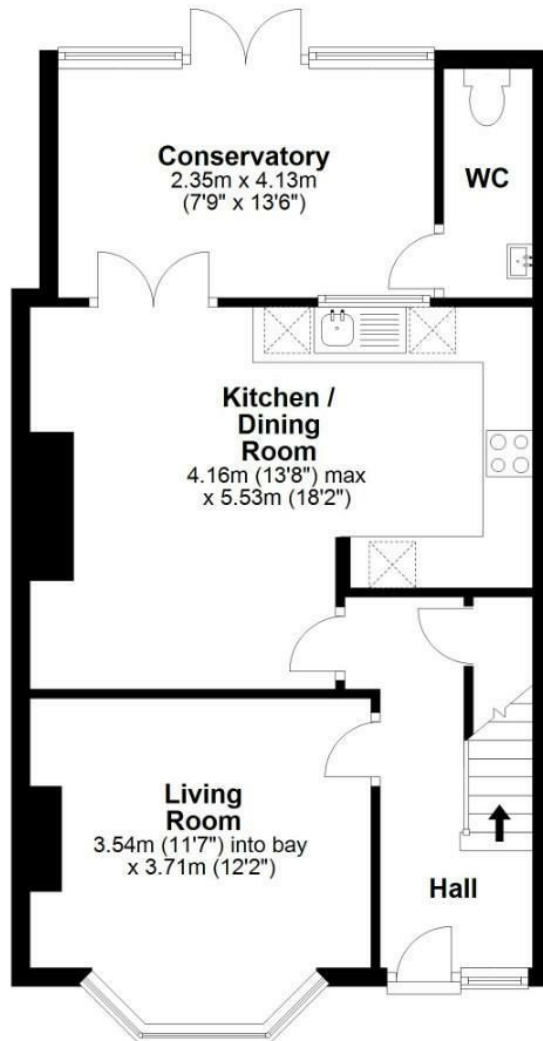
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





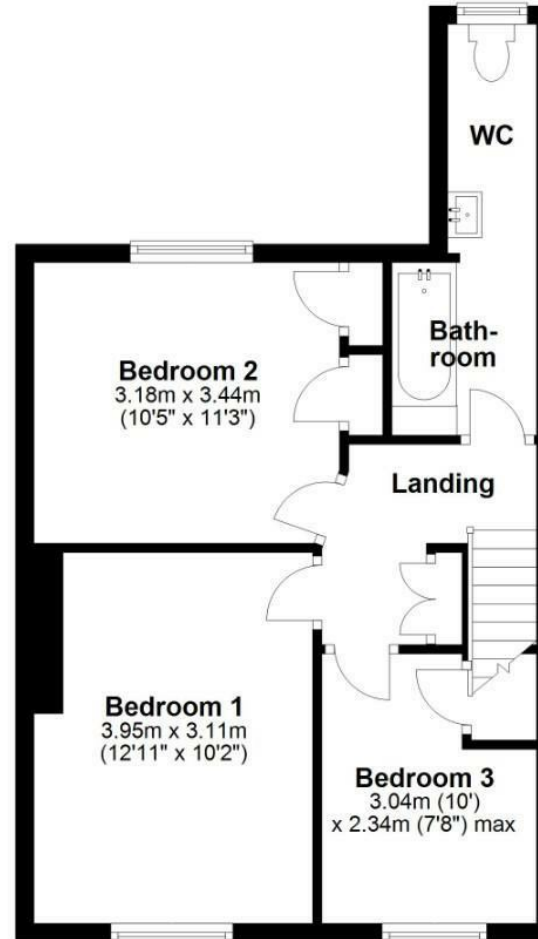
Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 94.5 sq. metres (1016.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



