



Gisborne Road, Cambridge, CB1 3RZ



## Gisborne Road

Cambridge,  
CB1 3RZ

- South City Location
- Single Storey Detached Residence
- Impressive Open Plan Living/Dining Room with Vaulted Ceilings
- 3 Bedrooms and Study
- Two Bathrooms
- Kitchen/Breakfast Room
- Solar Panels and Battery Storage
- Driveway Parking for 2/3 Cars

A rare opportunity to purchase a substantial, detached, single-storey residence of about 1450 ft.<sup>2</sup> with versatile accommodation, incorporating impressive open plan living/dining room with vaulted ceilings, and an enclosed garden, occupying a most convenient location on the south side of the city with ease of access to the railway station and a good range of local amenities, including Addenbrookes Campus.

3 2 2

Guide Price £675,000





**HALLWAY**

with double glazed door to front, tiled flooring, radiator.

**DINING AREA**

with vaulted ceiling, double storage cupboard, radiator, Velux to front and rear, open through to:

**SITTING ROOM**

with two pairs of double glazed doors to the front, two Velux rooflights, window to rear, vaulted ceilings.

**KITCHEN/BREAKFAST ROOM**

with range of fitted wall and base units, extensive working surfaces with inset sink and mixer taps, 4 ring gas hob, electric oven, stainless steel hood, tiled flooring, splashbacks, inset LED downlighters, Velux rooflight, two radiators, door to:

**UTILITY ROOM**

with range of units, plumbing for washing machine, wall mounted Baxi wall mounted central heating boiler, double glazed door to rear garden, tiled flooring and splashbacks, radiator.

**BEDROOM ONE**

with two double glazed windows to rear, range of fitted wardrobes to one wall, two radiators.

**ENSUITE**

comprising four piece white suite, bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, large tiled shower enclosure, wall mounted controls, double glazed window to side, LED downlighters, tiled splashbacks.

**BEDROOM TWO**

with fitted cupboard, glazed doors to Conservatory, fitted double wardrobe.

**ENSUITE BATHROOM**

comprising three piece suite with low level w.c., pedestal wash hand basin, panelled bath with mixer taps, double glazed window to side, radiator.

**CONSERVATORY**

with double glazed range of windows overlooking the garden with inset French doors, tiled flooring.

**BEDROOM THREE**

with double glazed window to rear, radiator, cupboard.

**STUDY**

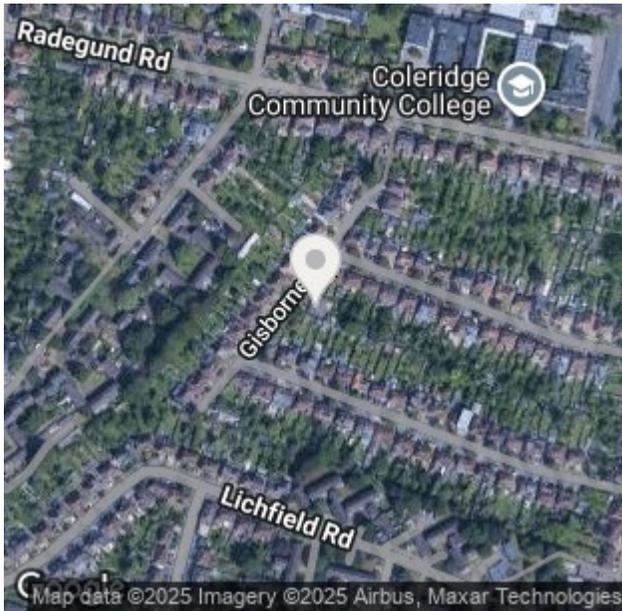
with double glazed window to front and side, radiator.

**OUTSIDE**

The south east facing rear garden is predominantly laid to lawn with flower and shrub beds, large timber garden shed.

The front of the property has parking on a gravelled driveway for two/three cars, enclosed with wall and fencing, attractive lawned area with flower and shrub beds. Outside tap, path to front door, side pedestrian access to rear garden.





Approx. gross internal floor area 134 sqm (1450 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	89
(81-91) B			
(69-80) C			
(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	

Guide Price £675,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.