



SHAFTESBURY ROAD
Cambridge

Carter Jonas

SHAFTESBURY ROAD, CAMBRIDGE, CB2 8BW

- Railway Station - approx. 0.5 of a mile
- City Centre - approx. 0.7 of a mile
- Addenbrookes Hospital - approx. 1.3 miles

Close to 3,000 sq.ft of accommodation • Incredibly desirable City Centre location • Driveway & double garage • Particularly large rear garden • 3 Reception rooms • 5 Bedrooms • No onward chain • EPC rating E

DESCRIPTION

An idyllically positioned, spacious and particularly charming five-bedroom detached house boasting close to 3,000 sq.ft of accommodation on one of the most desirable and peaceful roads in the centre of Cambridge. The property boasts a versatile lay-out including an entrance hall, three reception rooms, a kitchen/breakfast room, cloakroom, five double sized bedrooms, a dressing room, study and two bathrooms. Additionally offering a cellar, double garage and an outbuilding. Externally enjoying ample driveway parking and a particularly large and established rear garden.

Entering into the entrance hall which leads to various rooms, as well as offers access to the cellar and cloakroom. The dining room sits right of the entrance hall with the sitting room being left, and in turn leading to the study. The kitchen/breakfast room is positioned to the rear of the property with access to the rear garden and to the side aspect.

The staggered level landing offers access to each bedroom, as well as the study at the front of the property. The spacious master bedroom enjoys a dressing room that also leads to the ensuite. There's another bathroom and then four further bedrooms, which are all double in size.

AN IDYLLICALLY POSITIONED, SPACIOUS AND PARTICULARLY CHARMING FIVE-BEDROOM DETACHED HOUSE BOASTING CLOSE TO 3,000 SQ.FT OF ACCOMMODATION ON ONE OF THE MOST DESIRABLE AND PEACEFUL ROADS IN THE CENTRE OF CAMBRIDGE.





OUTSIDE

The property is approached by the gravelled driveway providing ample parking as well as access to the double garage. The remaining front aspect is largely mature shrubs. The rear garden is incredibly generous in size and predominately lawned with a paved terrace and a wonderful selection of established shrubs, plants and trees throughout.

LOCATION

The location is one of the huge benefits of this property. The tree-lined street is abundantly peaceful yet only moments from the railway station, botanical gardens and Addenbrookes Hospital. Shaftesbury Road is located within a vibrant area of the city within easy walking distance of a number of leisure facilities, including a sports centre in Hills Road, with indoor and outdoor tennis courts, gym and Cambridge Leisure, a complex to the north of Cherry Hinton Road which has a number of cafes, bars, hotel, supermarket, ten pin bowling and multiplex cinema.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating. Mains gas, water, drainage and electricity

Local Authority: Cambridge City Council

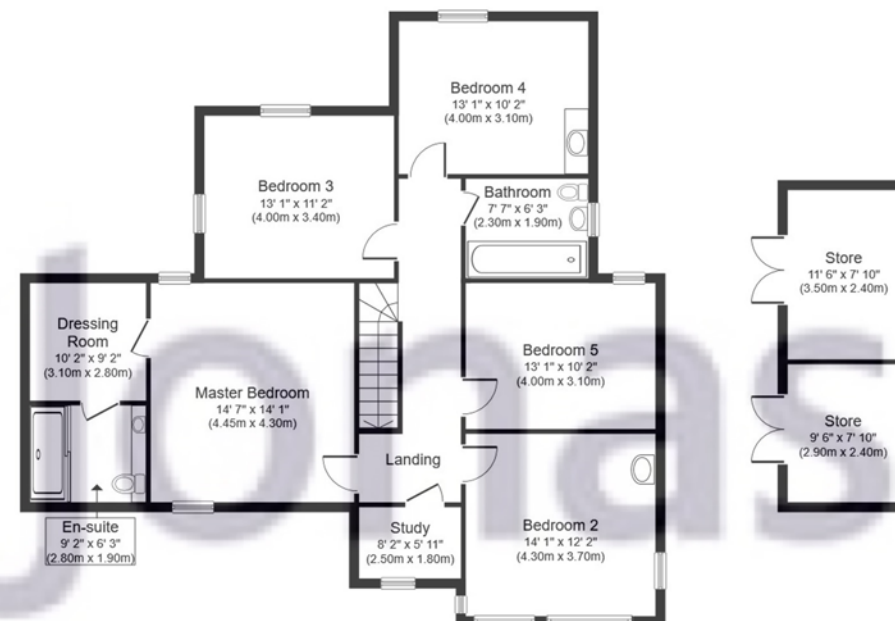
Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Cellar
Approximate Floor Area
146 sq. ft.
(13.6 sq. m.)

Ground Floor
Approximate Floor Area
1,772 sq. ft.
(164.6 sq. m.)



First Floor
Approximate Floor Area
1,345 sq. ft.
(124.9 sq. m)

Outbuilding
Approximate Floor Area
160 sq. ft.
(14.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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