



## ROCK ROAD, CAMBRIDGE



### Guide Price: £995,000

This is a rarely available 5 Bedroom End-Terraced Edwardian property in a superb Central Location. Set over three floors, this property offers great family living space with 4 double bedrooms, and an ensuite to principal bedroom.

### Features

- ✓ Period Features
- ✓ Central Location
- ✓ Three Reception Rooms
- ✓ Ensuite Shower
- ✓ Off-Street Parking
- ✓ Mature Rear Garden



### ANTONY DAVIS

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## EXCLUSIVE NEW LISTING

*A character, period property c.1901*

Antony Davis are pleased to offer this attractive 5 bedroom, 3 storey Edwardian property in a popular location close to Hills Road in Cambridge.

This property was built in the early Edwardian era (1901), set over three floors, this property offers great family living space with 4 double bedrooms, and an ensuite to principal bedroom.

Some updates are needed; however, this is a great opportunity, one that has not come to market for over 50 years.

There is also off-street parking at the front for 2 vehicles.

The property has retained many original features, with the original front door and some beautiful glazing features.



## Ground floor

As you enter through into the welcoming hallway, you instantly get a feeling of the grandeur that is to come with high ceilings and decorative cornicing.

On the right, door leading to:

**Living Room:** Great family living room with large bay window with feature cast iron fire surround, which currently houses a modern gas fire.

**Reception Room:** Great additional room with French doors leading to the courtyard part of the garden. Another feature gas fireplace.

**Breakfast Room:** Could be used as either a dining room or breakfast room with door leading to the kitchen. Door leading to the garden.

**Kitchen:** Range of wall and base units with window to rear aspect.

## First Floor

Comprising 3 double bedrooms and a family bathroom.

## Second floor

**Principle bedroom:** Great size bedroom with window to front aspect with opening to ensuite shower room.

**Ensuite Shower Room:** with walk-in shower cubicle, WC and wash basin,

**Bedroom 5:** Currently used as a home office, with window over-looking the rear garden.

## Outside:

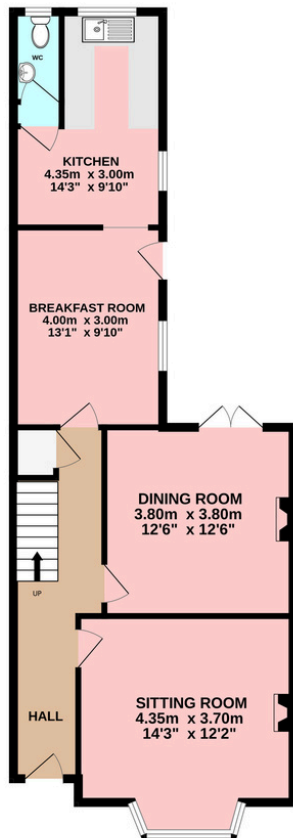
To the front of the property there is off-street parking for two vehicles. Side gate access through side passage which takes you to the rear garden.

The mature, rear garden has a selection of shrubs and trees. Patio area ideal for alfresco dining and entertaining. With the rest laid to lawn. Garden shed.

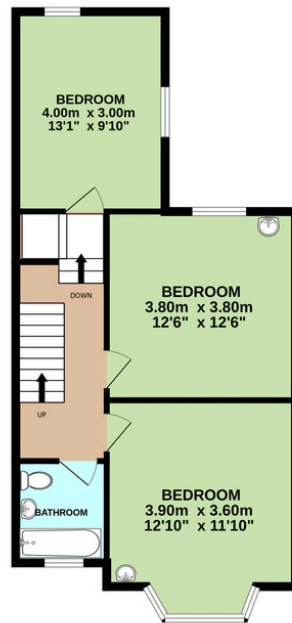
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



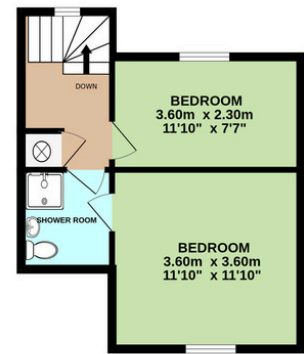
GROUND FLOOR  
67.8 sq.m. (730 sq.ft.) approx.



1ST FLOOR  
54.9 sq.m. (591 sq.ft.) approx.



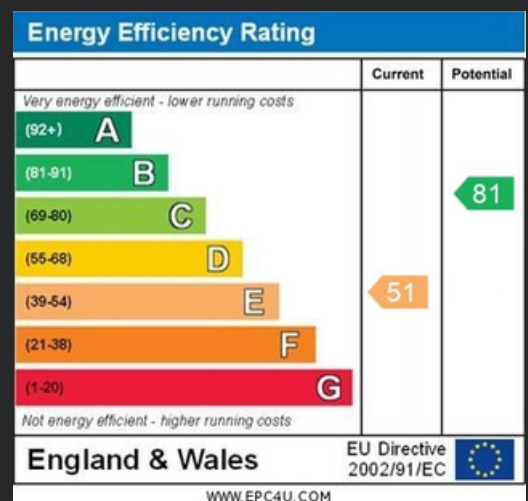
2ND FLOOR  
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 154.4 sq.m. (1662 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TENURE: FREEHOLD  
EPC BAND: E  
COUNCIL TAX BAND: F  
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL



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