

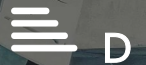


GRAY
TOYNBEE



131 Richmond Road
Cambridge, CB4 3PS

Guide price £650,000



131 Richmond Road Cambridge, CB4 3PS

- Great catchments, perfect for families wanting to renovate
- Large reception space, perfect for downsizers
- Scope to alter and extend (STPP)
- No chain
- Unique design and layout

A unique, exciting opportunity to refurbish, renovate or re-develop an individual 4-bedroom detached property on a lovely plot and in a particularly popular location, within catchment for Mayfield and Chesterton.

This 4-bedroom, 1250 sq. ft, individual bungalow was designed and constructed to the current owners' specification and has well-proportioned rooms and lovely light living spaces. It does require updating but retains much of its original character and features of the period.

The entrance hall is a good size, and has plenty of built-in storage, and a clever, discreet access to the kitchen. The main reception area sits at the heart of the property and is over 26ft long, with lovely full-width, full-height windows at each end of the room, as well as a partially vaulted ceiling. There is a door to the garden and a fireplace. The kitchen has a range of units and built-in cupboards, fitted worktops,





space for appliances and a door to the garden.

There are four bedrooms, and the layout and sizes make them particularly flexible. The main bedroom is almost 20 ft, and could easily be used as an additional reception room. It has a dual aspect, including a corner window, fitted wardrobes and an en-suite shower room. The three further bedrooms are accessed from an inner hallway and are all a good size and have built-in wardrobes/storage. There is a family bathroom with a shower over the bath and a WC.

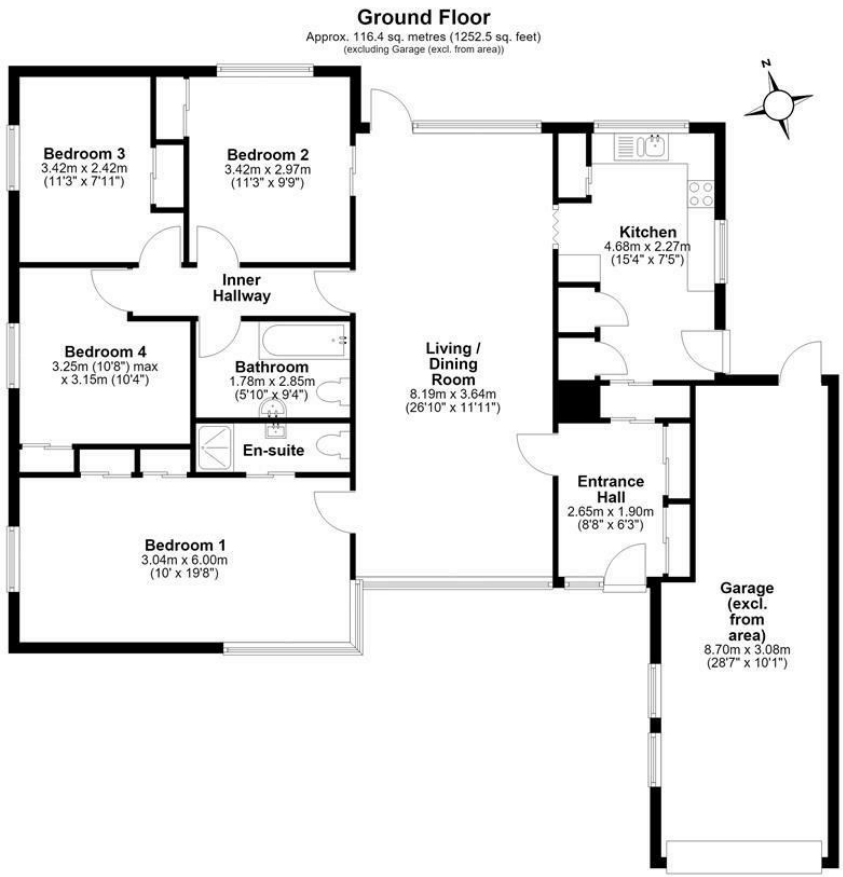
The property has double glazing and gas-fired warm-air ducted heating.

The property has a lovely plot and is modest and unobtrusive from the front, but offers far more than first impressions suggest. Screened by walling, the gate leads to the front courtyard, which is paved and provides further access to the side and rear gardens. There are lawned areas, hardstanding for a shed or workshop if required and a variety of mature shrubs and plants. The gardens are enclosed by walling and fencing. There is a double-length garage for parking.

What3words: ///expose.quest.flank

Agents' note: Japanese knotweed was found to be present in the garden. This has been contained and is now under a guaranteed treatment and eradication program covered by the sellers.

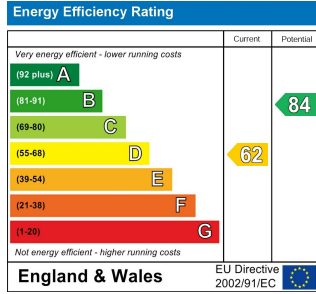




Total area: approx. 116.4 sq. metres (1252.5 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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