



SELWYN ROAD
Newnham

Carter Jonas

SELWYN ROAD, NEWNHAM, CAMBRIDGE, CB3 9EB

- City Centre - approx. 0.6 miles
- Cambridge Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 3 miles

Exciting renovation opportunity • Hugely desirable city location • Walking distance to city centre & river • 4 Bedroom home • Impressive rear garden extending to approximately 140ft • EPC rating E

DESCRIPTION

Set across three well-proportioned floors, this four-bedroom home presents an excellent opportunity for buyers looking to modernise and create a home tailored to them.

The property opens into a welcoming entrance hall with stairs leading to the first floor. To the front, the sitting room enjoys a large window over looking the front garden which floods the space with natural light. To the rear, the generous kitchen/dining room provides ample room for family dining and with access to the garden. There is also a useful ground-floor cloakroom and an understairs storage cupboard.

The first floor features three bedrooms, two good-sized doubles and a further single all offering flexibility for use as bedrooms, study spaces and/or dressing rooms. The family bathroom is also located on this level, with space for both a bath and shower area.

The top floor houses a spacious fourth bedroom with useful eaves storage, making it an ideal guest room once updated or if the additions of dormer windows added then spacious principal.

SITUATED IN THE HEART OF THE HIGHLY REGARDED NEWNHAM WARD, THIS FOUR-BEDROOM PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, ALONG WITH AN IMPRESSIVE 140FT REAR GARDEN AND OFF-ROAD PARKING.



OUTSIDE

Externally, the property benefits from an impressive rear garden extending to approximately 140ft, mainly laid to lawn and enclosed by mature hedging offering plenty of scope for landscaping or extension, subject to planning.

At the bottom of the garden, a garage can also be found which offer undercover storage/workshop along with an additional car port.

LOCATION

Newnham is one of Cambridge's most desirable areas, offering an excellent range of amenities including a post office, chemist, butcher, bakery, grocer, and coffee shop. Newnham Croft Primary School and the open spaces of Lammas Land recreation area are both within easy reach.

The River Cam and nearby footpaths provide delightful walks towards Grantchester and Coton. The property is ideally located for many University colleges and departments, with the University Library just a short stroll away.

ADDITIONAL INFORMATION

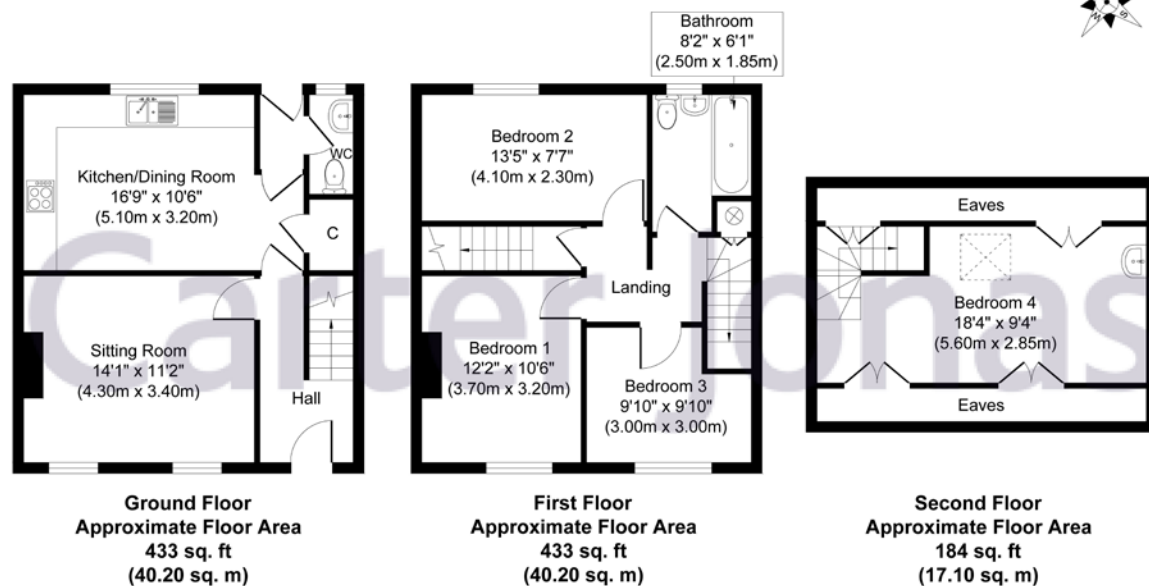
Tenure: Freehold

Services: Mains gas, water and electricity are all connected to the property

Local Authority: Cambridge City Council

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





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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