



MARSHALL ROAD, CAMBRIDGE, CB1 7TY

- Cambridge City Centre – approx. 2.1 miles
- Cambridge Railway Station – approx. 1.1 miles
- Addenbrookes Hospital – approx. 1.0 mile

Entrance hall with decorative archway & original corbels
• Two spacious reception rooms with fireplaces • Galley kitchen with integrated appliances • Study leading to rear garden • Ground floor WC & first floor family bathroom • EPC rating D

DESCRIPTION

The entrance hall welcomes with high ceilings and period detailing. The sitting room features a bay window and fireplace, while the dining room offers a cosy space with access to understairs storage and the kitchen. The kitchen is well-equipped with integrated appliances, a door to the rear garden, and access to the study. Featured in the study is a separate WC.

Upstairs, the landing provides access to three bedrooms. The principal bedroom at the front benefits from triple sash windows and a feature fireplace. The second double and third single bedrooms overlook the rear garden. The family bathroom is extensively tiled with bath and shower over, vanity unit, WC, and side window.

OUTSIDE

The front garden is partially enclosed with a tiled pathway. Being an end of terrace, the rear garden benefits from side access leading to the partially paved and partially shingled space.

A CHARMING AND SPACIOUS VICTORIAN END TERRACE PROPERTY IN A PRIME SOUTH CAMBRIDGE LOCATION.



LOCATION

Marshall Road is just off Hills Road, offering proximity to restaurants, a multiplex cinema, Cambridge Junction, and several educational institutions including The Perse, The Leys, Homerton College, and Cambridge University's Faculty of Education.

ADDITIONAL INFORMATION

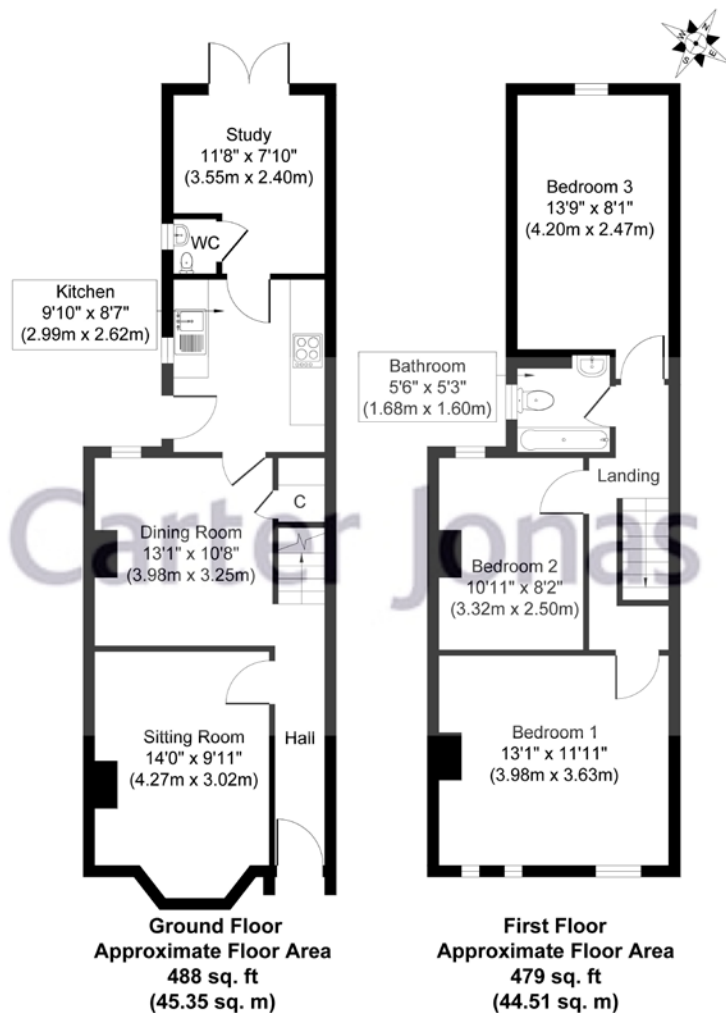
Tenure: Freehold

Services: All mains services are connected

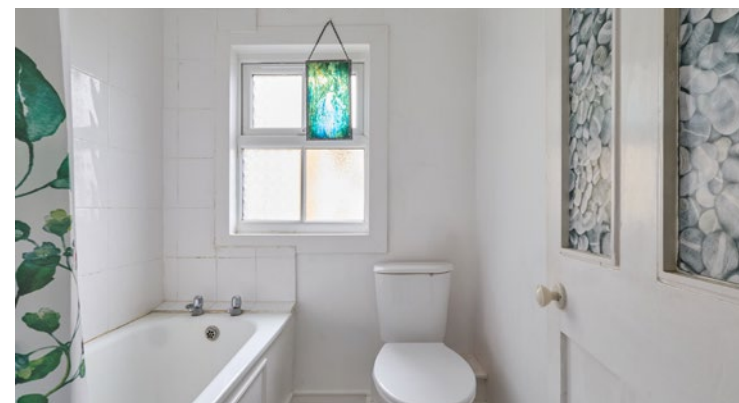
Local Authority: Cambridge City Council

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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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