



**CITY ROAD**  
Cambridge

**Carter Jonas**

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## CITY ROAD, CAMBRIDGE, CB1 1DP

- Cambridge City Centre - approx. 0.5 miles
- Cambridge Railway Station - approx. 1 mile
- Addenbrookes Hospital - approx. 2.2 miles
- Botanic Gardens - approx. 1 mile

Highly popular city location • Walking distance to excellent local amenities & schooling • Open-plan living space • Stylish kitchen • Two double bedrooms • Modern bathroom • Courtyard garden with rear access • Outbuilding/utility room • Residents' parking • EPC rating C

### DESCRIPTION

25b City Road is a delightful, Victorian terraced home occupying a quiet, leafy position on this popular, residential road. Formerly, the home of a well-known author, the accommodation is hugely appealing and characterful and has a uniqueness that is rarely seen.

On the ground floor is a bright, open plan living room with ample space for dining and sitting with glazed doors to the garden and a contemporary, coal effect gas fire. The thoughtfully and tastefully fitted kitchen has a good range of units, gas hob and built-in fridge/freezer. A large hatch from the kitchen is ideal for entertaining but also can be screened off if needed.

An iconic spiral staircase leads up to the first floor where there are two double bedrooms, both with fitted wardrobes and a stylish bathroom. Glazed doors open from one of the bedrooms to the private decked balcony.

## HIGHLY INDIVIDUAL AND CHARACTERFUL ARCHITECT DESIGNED TWO-BEDROOM CITY HOME IN CONVENIENTLY LOCATED YET TUCKED AWAY POSITION.



## OUTSIDE

Glazed, sliding doors from the living room give access to the secluded, walled courtyard garden, the ideal space for al-fresco dining and entertaining. There is also a decked balcony, accessed from the principal bedroom, affording lovely roof-top views. There is a useful, detached outbuilding to the back of the garden currently used as a utility room and for storage. A door from the outbuilding provides rear pedestrian access. There are lovely long views from both the front and the back of the house.

## LOCATION

City Road is situated in one of Cambridge's most popular residential locations. The streets in the area are highly sought after by those looking for a home close to the thriving city centre. There are excellent local amenities within walking distance, including shops, restaurants, public houses and cafes. The open spaces of Parker's Piece and Midsummer Common are also a short distance away. The historic city centre and the railway station are easily accessible by foot or bicycle and there is good and outstanding schooling for all ages in the area.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

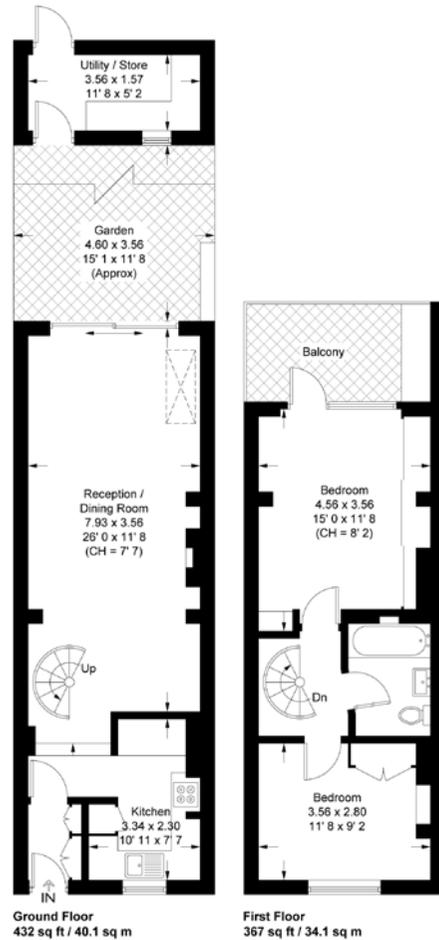
**Local Authority:** Cambridge City Council

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



## City Road

Approximate Gross Internal Area = 799 sq ft / 74.2 sq m  
 Utility / Store = 61 sq ft / 5.7 sq m  
 Total = 860 sq ft / 79.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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