

A rare opportunity to own a Victorian home that's situated a minutes walk from the River Cam, Midsummer Common and Jesus Green. The property provides great living space and has been extended to offer three double bedrooms along with three en-suites, a 5.08 X 4.41 re-fitted kitchen diner with doors out to the garden and two further sizeable reception rooms with subtle hints of the original features throughout.



ENTRANCE External wooden door, wooden floorboards, glass panelled door to second entrance.

ENTRANCE HALLWAY Radiator, wooden floorboards, door opening to dining area.

DINING AREA 12' 0" x 10' 8" (3.68m x 3.27m) Radiator, under stairs storage cupboard, wooden floorboards, opening to living room.



LIVING ROOM 11' 7" x 11' 1" (3.55m x 3.39m) Single glazed wooden sash window to front aspect, radiator, wood burning stove with slate surround, recess either side ideal for storage, wooden floorboards, opening to utility area.

UTILITY AREA/GROUND FLOOR SHOWER ROOM Velux window, floor mounted base unit with inset stainless steel sink unit, space and plumbing for washing machine, three piece suite comprising low level w.c, corner shower cubicle, wall mounted wash basin, radiator, tiled floor, door to kitchen/diner, glass panelled door to entrance hallway.



KITCHEN/DINER 16' 7" x 14' 5" (5.08m x 4.41m) Double glazed French doors to rear garden, re-fitted range of matching base and wall mounted units with worksurfaces over, inset stainless steel sink unit, island with drawers and base units under. Integrated dishwasher, five ring gas hob with extractor hood over, built in oven (to be added) space for fridge/freezer, two radiators, spot lights, wooden floorboards.

FIRST FLOOR LANDING Single glazed window to rear aspect, doors to bedrooms, spiral stairs rising to second floor, wooden floorboards.



BEDROOM ONE 18' 8" x 11' 7" (5.70m x 3.55m) Double glazed velux windows, double glazed full length window overlooking the garden and leading to a balcony, radiator, wooden floorboards, door to en-suite.



EN-SUITE Three piece suite comprising low level w.c, wash basin with vanity cabinet under, corner shower cubicle with tiled surround, wall mounted chrome radiator, heated towel rail.

BALCONY AREA Laid to astro turf with space for plant pots, decked area overlooking the rear garden.

BEDROOM TWO 10' 9" x 10' 5" (3.30m x 3.20m) Single glazed sash window to front aspect, recess for storage, built in wardrobe, door leading to en-suite.



EN-SUITE Single glazed window to front aspect, three piece suite comprising P-shaped bath with tiled surround, wall mounted wash basin, low level w.c, chrome heated towel rail, wooden floorboards.

SECOND FLOOR LANDING Two double glazed velux windows.

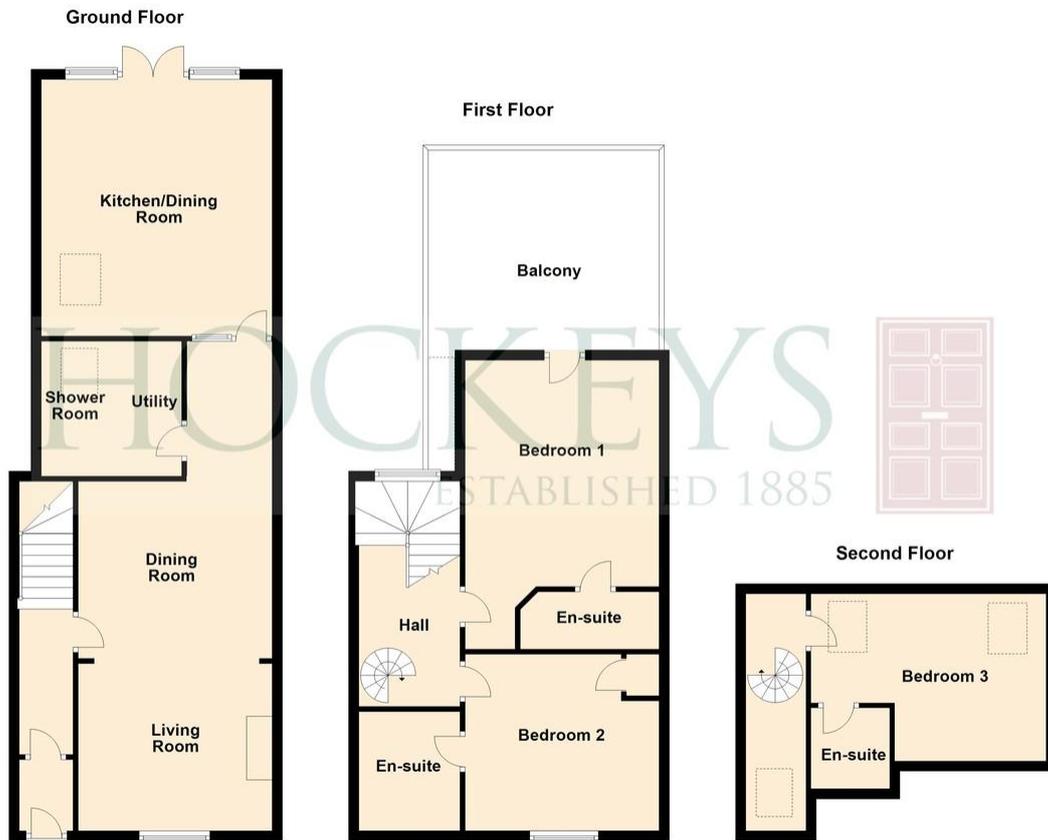
BEDROOM THREE 15' 0" max x 10' 6" (4.58m x 3.22m) Two double glazed velux windows, eaves storage space, exposed brick chimney breast, radiator, laminate wood flooring.



ENSUITE Two piece suite comprising low level w.c, wash basin with vanity cabinet under, wall mounted chrome radiator, heated towel rail.

OUTSIDE To the front of the property there is on street parking. To the rear of the property are gates leading to two off road parking spaces and a rear garden (to be laid to patio).





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24 Trafalgar Road, Cambridge, CB4 1EU

£725,000 Freehold

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