

ENTRANCE HALL Single glazed glass panelled door, opens into living room/diner.

LIVING AREA 12' 11" x 10' 9" (3.95m x 3.30m) Double glazed wooden sash windows to front, oak engineered flooring throughout, floor mounted storage cupboards to the side of the chimney hearth, radiator, opening to the dining area.



DINING AREA 10' 6" x 10' 4" (3.2m x 3.15m) Double glazed wooden sash window to rear overlooking the courtyard garden, folding wooden door to kitchen, chimney hearth, two under stairs storage cupboards, radiator, oak engineered flooring.

KITCHEN/BREAKFAST ROOM 16' 0" x 6' 5" narrowing to 5' 10" (4.90m x 1.96m) Single glazed windows to rear and side, single glazed glass panel door to side, range of wall and floor mounted base units with space for fridge/freezer, space and plumbing for washing machine, electric cooker with four ring electric hob over, stainless steel circular sink unit with drainer and tiled splashback, radiator, ceramic tiled flooring.

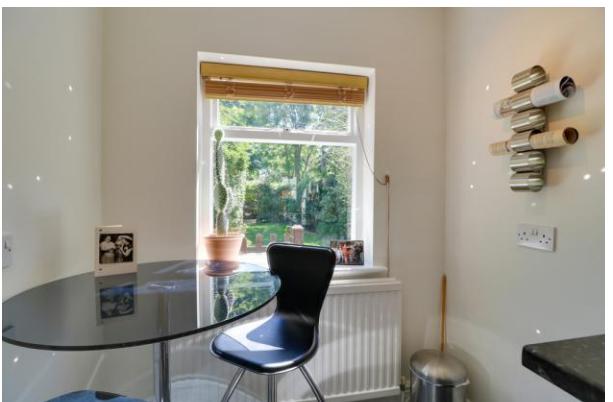
STAIRS TO FIRST FLOOR LANDING Doors off to bedrooms and bathroom, loft access and over stairs storage housing gas fired boiler unit.

BEDROOM ONE 11' 8" x 10' 11" (3.58m x 3.33m) Double glazed wooden sash window to front, double wardrobe storage either side of chimney hearth, radiator, oak engineered flooring.

BEDROOM TWO 10' 2" x 7' 1" (3.10m x 2.18m) Double glazed wooden sash window overlooking the rear garden, single built-in wardrobe, radiator, original wooden floor boards.

BATHROOM Double glazed window to side, three piece suite comprising low level WC, pedestal wash basin with tiled splashback, roll top bath with shower attachment over, tiled surround, wall mounted heated towel rail, radiator, ceramic tiled flooring.

OUTSIDE To the front of the property there is permit

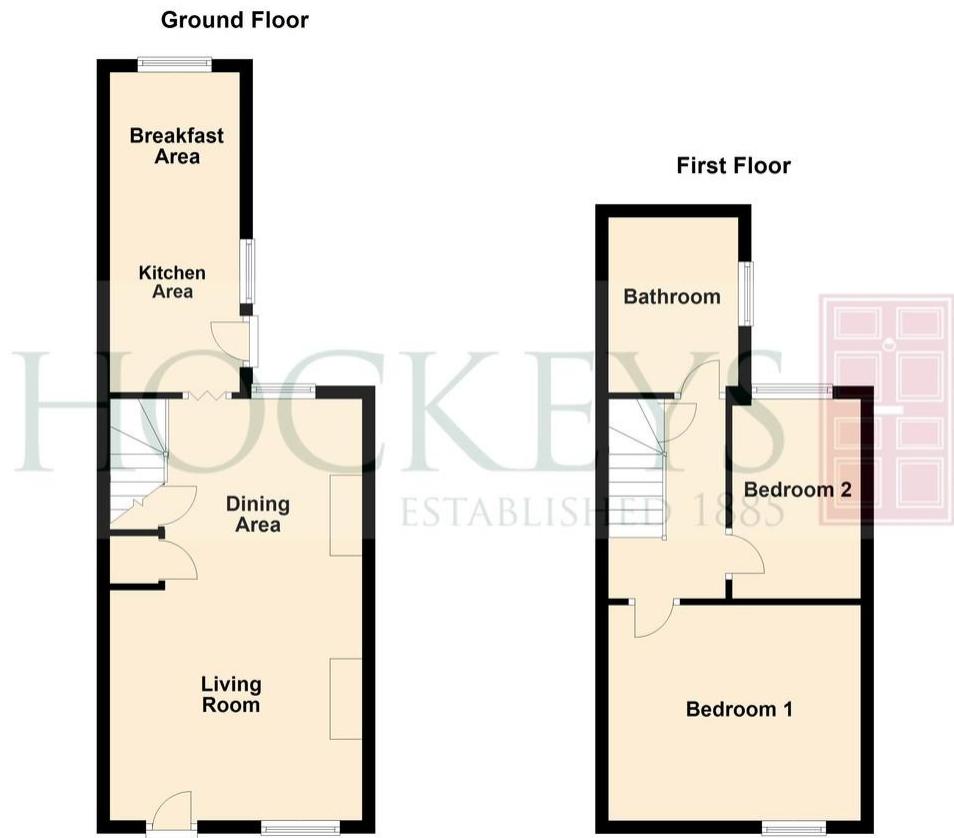


parking for residents. Side access which accommodates moving of wheelie bins and bicycles.

To the rear and directly outside the kitchen is a courtyard and gravel area ideal for outside dining.

There is a right of way access for two houses to the right with fencing to the enclosed rear garden. The first section of the garden is mainly laid to lawn with a pathway leading to a further section with a grape vine covered pergola and various shrubs and flower set to borders and mature trees. The final section of the garden is a decked area with a slate and paved path with a garden shed to the rear.





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HOCKEYS
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110 Gwydir Street, Cambridge, CB1 2LL

£525,000 Freehold

A charming Victorian Terrace situated on a beautiful plot within the highly popular and established Gwydir Street just off Mill Road. The property is impeccably finished throughout, with the accommodation comprising two double bedrooms, a large living room/diner that oozes natural light throughout and a kitchen breakfast room overlooking the expansive garden. If you are looking for a home in the city centre that offers stunning gardens and living space then this will tick every box.

