



Well proportioned Victorian villa on south side of City

28 Marshall Road, Cambridge CB1 7TY

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Favoured south side of the City • Three reception rooms
• Three bedrooms and bathroom • Resident's parking
scheme in operation • No onward chain

Local information

- Situated close to Cambridge railway station which has services to London from 50 minutes.

- Schools in all age groups in both state and independent sectors including Morley Memorial Primary on nearby Blinco Grove, The Perse Upper School and Hills & Long Road Sixth Form Colleges nearby.

- Excellent shopping facilities and recreational amenities in Cambridge city centre. 'Cambridge Leisure' – a popular multi screen cinema / bowling alley and restaurant complex is nearby.

- Addenbrookes Hospital and Bio Medical Campus situated about 1 mile to the south.

About this property

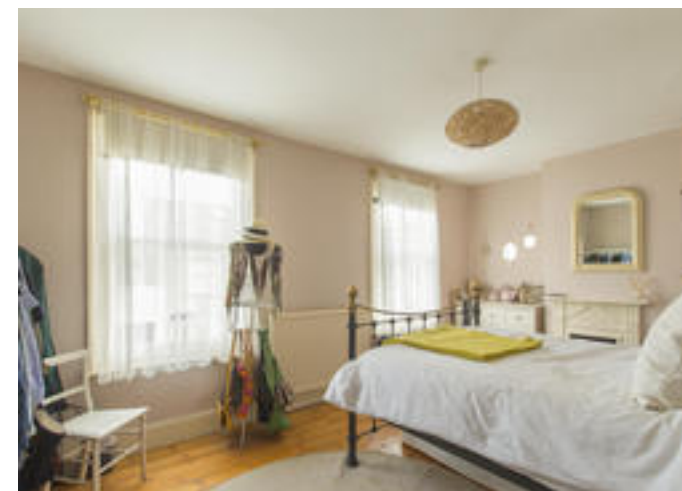
28 Marshall Road is a Victorian end of terraced property constructed of Cambridge brick elevations with sash windows beneath a slate roof. The property extends to approximately 1,102 sq ft and is accessed via a shallow front garden, enclosed by railings into a hallway which has an archway and original corbels. The front sitting room has a tall bay window with window seat below, there is a wide opening which connects into a family room which has an attractive cast iron fireplace and can also be independently accessed via the hall. Both reception rooms have exposed floorboards. The kitchen has been fitted with granite work surfaces and has a range of

wooden fronted cabinetry, integrated dishwasher, washer/dryer along with a deep ceramic sink. The kitchen 'extends' behind via a walk through and archway in to a smaller seating/reading space and has glazed double doors to the garden. The property has also been enlarged by a previous occupier to create a glazed dining/breakfast room with glazed double doors to the rear and a glazed room with tiled floor and extends into the kitchen area. A downstairs cloakroom beyond, completes the ground floor accommodation.

At first floor are three bedrooms, all of which have stripped pine floorboards, the main bedroom extends the full width of the property with two sash windows along with an ornate cast iron fire place, as does the rear bedroom. The bathroom has a white suite and a Savoy 'period' style basin along with modern roll top bath with shower over. The rear garden is fully enclosed, faces due south and laid mostly to lawn, there is a circular stone pathway leading to a timber garden shed and has a paved terrace. To the rear boundary is a tall mature tree offering additional privacy. There is a side pedestrian gate from a side passage, shared with neighbours. There is a resident's parking permit scheme in operation, permits are obtained from Cambridge County Council for an annual fee.

Viewing

Strictly by appointment with Savills







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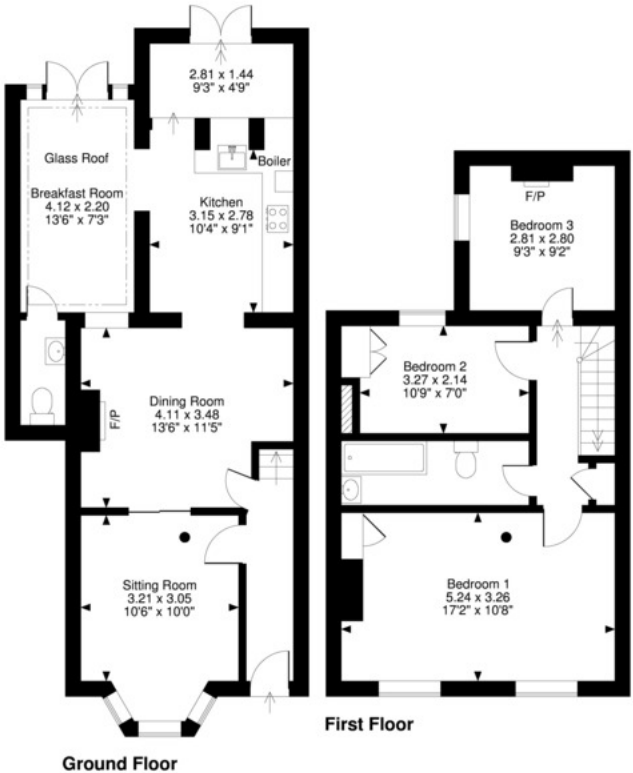
Marshall Road, Cambridge

Gross internal area (approx.)

102 sq m (1102 sq ft)

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8055996/JPT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) 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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