



Well proportioned townhouse near Parkers Piece

9 Guest Road, Cambridge CB1 2AL

Freehold

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Victorian terrace with planning for side in-fill extension • Two large receptions • Open plan kitchen/breakfast and dining room • Five double bedrooms • Walled rear garden • Resident's parking scheme

Local information

- Excellent everyday shopping facilities along nearby Mill Road which has mini supermarkets, international food stores, chemist, butchers and hairdressing salons.

- Comprehensive shopping in the city centre including Grand Arcade and Grafton Centre shopping malls, along with a busy daily market.

- Cambridge railway station is approximately 0.5 mile distant with services to London from about 50 minutes.

- Schools for all age groups in both state and independent sectors in Cambridge including St Matthews and St Albans Primary Schools which feed into Parkside Community College.

- Close to large public open green spaces including Parker's Piece and Christ's Pieces along with an extensive range of fashionable restaurants and 'local' pubs all in the vicinity

About this property

9 Guest Road is an inner terraced Victorian townhouse constructed around 1900 of Cambridge brick elevations with shuttered sash windows beneath a slate roof.

The property has excellent flexible accommodation laid out over three storeys and has been extended to the rear to create a wonderfully light and vaulted dining room with Velux skylights

and full width bi-folding doors to the garden.

The property is set back from Guest Road beyond a shallow frontage, and accessed via a stained glass entrance door into the hallway which has moulded ceiling corning, archway with corbels and 'distressed' exposed floorboards.

9 Guest Road has two planning consents which includes for a side in-fill extension to create a sunny reading area with desk port accessed off the kitchen/breakfast room. The front family room has deep bay windows, Scandinavian style glass fronted fireplace and slate log store under, the sitting room behind has a tall sash window, cast iron wood-burning stove and both rooms also have plaster ceiling roses, cornicing and matching exposed floorboards.

The kitchen/breakfast room, which is dual aspect and incredibly light has been fitted with marble working surfaces and has a comprehensive range of dark and light grey cabinetry comprising integrated dish washer and glazed crockery cupboards. There is a twin bowl ceramic Villeroy & Boch sink unit and spaces for wide cooking range and American style fridge/freezer with adjacent cabinetry. Re-laid wooden floorboards extend from here into the dining space, already mentioned. To the side is an attractive inner walled courtyard providing space for



potted plants and small bistro table and chairs. Accessed via the hallway is a laundry room with marble counter and spaces for washer and separate dryer, along with a downstairs cloakroom. Opposite to this is a cellar which continues the full length of the hallway to the front, with standing height of just over 6ft.

There are five double bedrooms on the two upper floors, accessed via a staircase with stripped pine treads. The main bedroom, at first floor has a built-in double wardrobe and en suite shower room with contemporary sanitary-ware along with extensive wall tiling, the other bedrooms on this level also have cast iron fire surrounds. At first floor is a landing study/reading area which could prove very useful for those who are now home working, along with a family bathroom, fitted with modern sanitary ware and comprises roll top bath and oversized shower area. The two second floor bedrooms both have dormer windows, the rear bedroom also has consent granted to widen the dormer and the front bedroom extends the full width of the property and attracts a great deal of natural light.

The property, which retains many original features including paneled doors has stripped wooden floorboards throughout and a gas fired central heating system can be seen in greater detail on the attached floor-plans.

The rear garden which faces north west and is walled, has been designed with low maintenance in mind with small

lawn and paved terrace and provides ample space for eating out. There is a garden door leading a pedestrian alley which serves those on Willis and Guest Roads and accessed via a shared locked gate situated at Collier Road. There is a residents and visitor's parking permit scheme in operation and permits can be applied for via Cambridge County Council.

Tenure

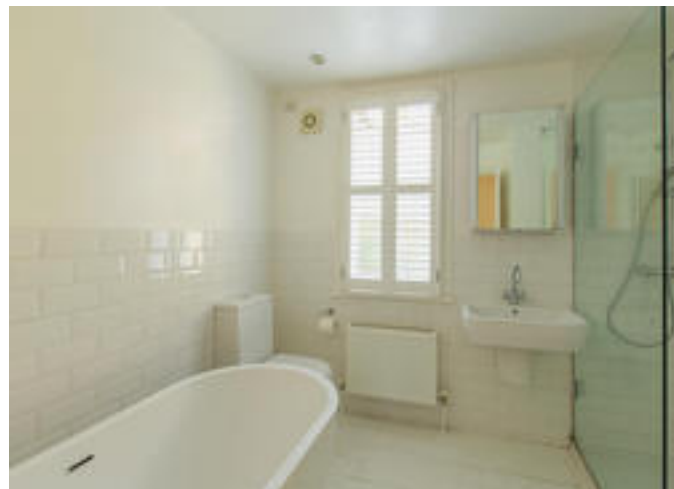
Freehold

Local Authority

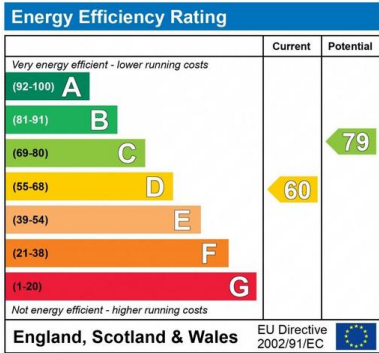
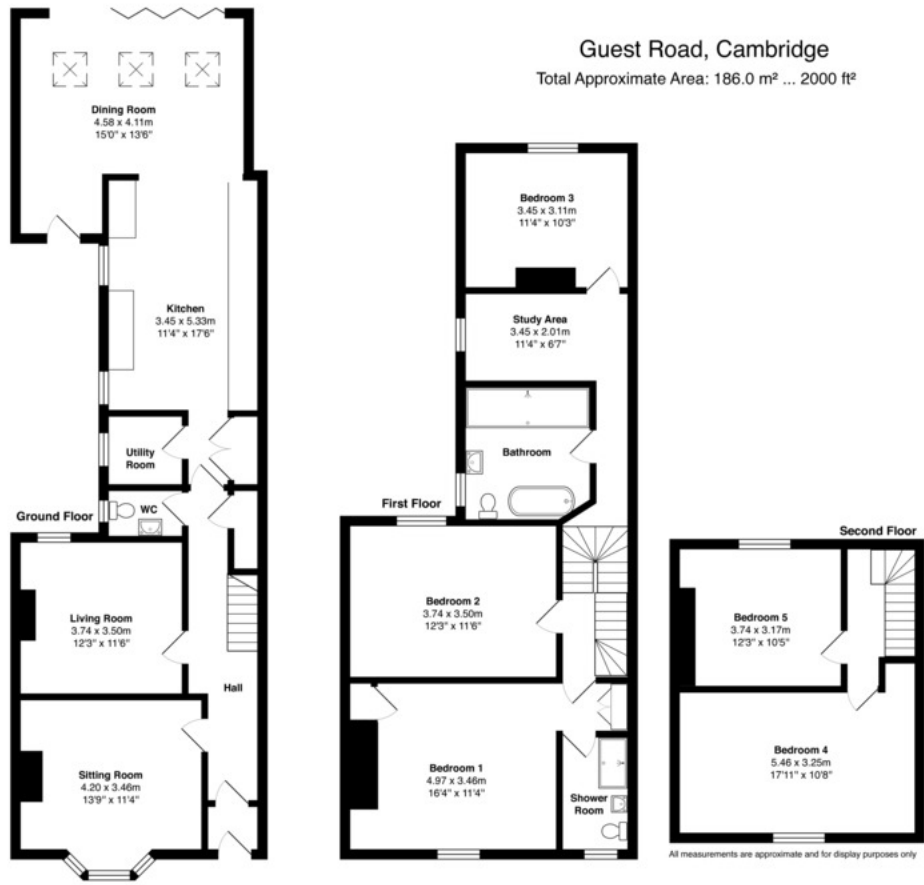
Cambridge City Council: Band F

Viewing

Strictly by appointment with Savills







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