



FRENCHS ROAD, CAMBRIDGE, CB4 3LA

- Cambridge City Centre - approx. 0.7 miles
- Cambridge North Railway Station - approx. 1.75 miles
- Cambridge Railway Station - approx. 2 miles
- A14 - approx. 1.5 miles

Sitting room • Dining room • Kitchen • 2 Double bedrooms • Bathroom with bath & shower • Good size garden with rear pedestrian access • Detached studio/workshop • Driveway parking to the rear • EPC rating C

DESCRIPTION

14 Frenchs Road forms part of a very attractive terrace of Victorian homes. The property is very well presented throughout offering attractive modern fittings balanced with character period features.

On the ground floor are two, large reception rooms, both with cast iron fireplaces, and a fully fitted kitchen with integrated appliances and a five burner gas hob.

On the first floor are two double bedrooms both with fitted cupboards and cast iron fireplaces and a bathroom with a bath, with shower attachment and a separate shower cubicle.

OUTSIDE

The property is approached over a pretty tiled path leading to the front door with a small gravelled planting area to the side. The rear gardens are mainly laid to lawn with mature shrub planting and a paved area to the back of house with a garden shed. At the end of the garden is a lovely studio/workshop. A pedestrian gate leads out to the private, off-road parking, accessed from Frenchs Road - a huge benefit in the centre of the city.

A CHARMING TWO-BEDROOM VICTORIAN TERRACED CITY HOME WITH PARKING IN HUGEY CONVENIENT YET TUCKED AWAY LOCATION CLOSE THE CITY CENTRE, THE RIVER AND THE SCIENCE PARK.



LOCATION

Frenchs Road is a quiet and tucked away residential street, situated off Victoria Road, close to the city centre, the river and the open spaces of Jesus Green and Histon Recreation Ground. There are excellent local amenities in the area including convenience stores, independent shops, cafes, restaurants and public house. It is a highly accessible spot for commuters, being within easy reach of major road networks and mainline railway stations. It is also a short distance from the Science and Business Parks. There is a good, primary school within walking distance with secondary schooling also readily available.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected. Double glazed throughout.

Local Authority: Cambridge City Council

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

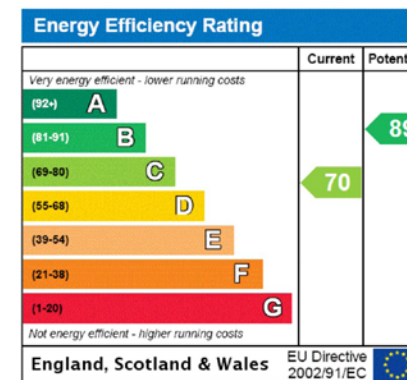


French's Road

Approximate Gross Internal Area = 842 sq ft / 78.3 sq m
 Garden Room / Shed = 67 sq ft / 6.2 sq m
 Total = 909 sq ft / 84.5 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.



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