



**SELWYN ROAD**  
Cambridge

**Carter Jonas**

## SELWYN ROAD, CAMBRIDGE, CB3 9EA

- City Centre - approx. 0.6 miles
- Cambridge Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 3 miles

Sitting room • Dining room • Kitchen • Office/working from home space • Two bedrooms • Two bath/shower rooms • Large south-west facing garden • Residents' parking • EPC rating D

### DESCRIPTION

69 Selwyn Road was purchased by the current owner in 2009 and since buying this quintessentially-Cambridge semi-detached Victorian home, the owner has carried out a sympathetic programme of renovation and remodelling to create a beautiful and stylish city home. The presentation throughout is exceptional with excellent attention to detail and a stylish finish.

On the ground floor are two large reception rooms, a delightful fitted kitchen and a shower room.

On the first floor are two double bedrooms and a large en-suite bathroom.

Viewing of this unique and aspirational city property is highly recommended.

### OUTSIDE

The property has the most lovely south-west facing rear gardens backing onto the cricket grounds of Downing College. Thoughtfully planted with established shrub and flower planting and mature trees, the outside space for the house offers secluded relaxation and dining space with plenty of scope for keen gardeners and from which one can enjoy the wonderful open outlooks.

**A VERY SPECIAL AND BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED PERIOD HOME WITH EXCEPTIONAL GARDENS BOASTING WONDERFUL OUTLOOKS LOCATED IN ONE OF THE CITY'S MOST POPULAR RESIDENTIAL AREAS.**



There is a substantial garden shed, perfect for garden furniture/machinery etc. There is also pedestrian access from the front, ideal for bins and bicycles etc. There is ample residents' parking on the street.

### LOCATION

Selwyn Road is a quiet residential street located off Barton Road situated in Newnham, one of the most popular residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, post office, pharmacy, public house and butchers. For schooling, there is an excellent primary school in the immediate vicinity with further primary and secondary options in the area. The well renowned Hills Road Sixth Form College is within easy cycling distance. The property is situated close to the lovely, outside recreational space at Lammas Land, ideal for pets and children. The city centre, colleges and various University departments can be reached by foot or bicycle along with wonderful riverside walks along The Backs and Grantchester Meadows. For those needing to the commute, there is easy access to the mainline railway station and Junction 12 of the M11.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

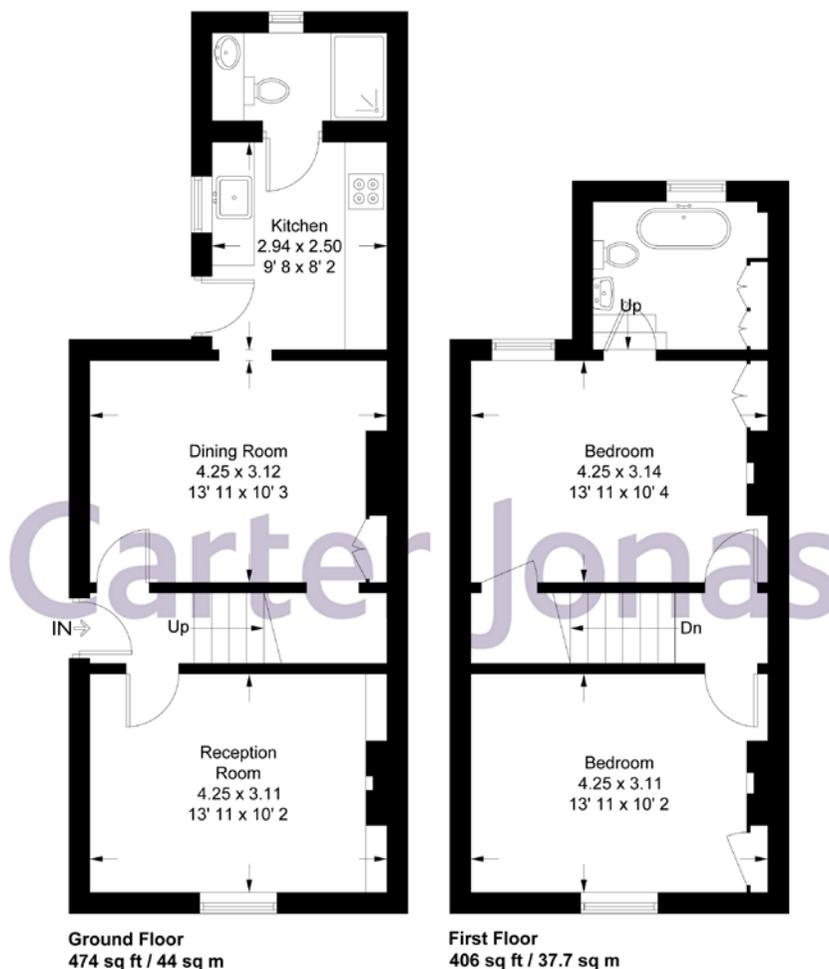
**Local Authority:** Cambridge City Council

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



## Selwyn Road

Approximate Gross Internal Area = 880 sq ft / 81.7 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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