



**COWPER ROAD**  
Cambridge, CB1 3SL

**Carter Jonas**



## 17 COWPER ROAD, CAMBRIDGE, CB1 3SL

- Cambridge Railway Station approx. 1 mile
- Historic market square approx. 1.8 miles
- Addenbrookes Hospital approx. 1.3 miles

· Convenient city location, ideal for commuters and city living · Quiet Residential Street · Spacious living area · 3 bedrooms · Fantastic potential to modernise and extend (STPP) · Offered with no chain · Rear Garden with storage shed and access to an additional shed ideal for a studio if converted  
EPC rating D

### DESCRIPTION

The property retains its traditional layout and charm, with a bay-fronted façade whilst offering opportunity for improvement and modernisation.

The front door opens directly into a bright open-plan living and dining space, featuring high ceilings and generous proportions. To the rear of the ground floor is a separate galley kitchen fitted with a range of wall and base units and benefits from side access leading to a useful lean-to area and into the private rear garden.

Upstairs, the accommodation comprises three bedrooms and a family bathroom. The principal bedroom, positioned at the front of the property and is a comfortable double bedroom.

### OUTSIDE

The garden is notably large for the area and offers excellent scope for future extension (subject to necessary permissions). Attached to the property is a practical shed, ideal for storing garden tools and equipment. A paved path along the side of the garden to gated rear access, beyond which is a further storage area, many neighbouring properties have converted these spaces into useful studio rooms or home offices.

**SITUATED ON COWPER ROAD, THIS ATTRACTIVE THREE-BEDROOM VICTORIAN TERRACE OFFERS AN EXCITING OPPORTUNITY TO ACQUIRE A CHARACTERFUL HOME WITH SCOPE TO MODERNISE AND EXTEND (STPP).**





## LOCATION

Cowper Road is set just off Cherry Hinton Road, which links the city centre with the village of Cherry Hinton. The area offers a great range of local amenities, including doctors and dentists, restaurants, takeaways, and shops.

Cambridge Leisure Park is a short walk away, with a cinema, gym, supermarkets, and a choice of restaurants. Mill Road's vibrant mix of independent shops and cafés is just a four-minute cycle from the property.

Addenbrooke's Hospital and Cambridge Train Station are both within a five-minute cycle, making the location ideal for commuting and everyday convenience.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax:** Band C

**Local Authority:** Cambridge City Council

**Services:** Mains gas, water and electricity connected to the property.

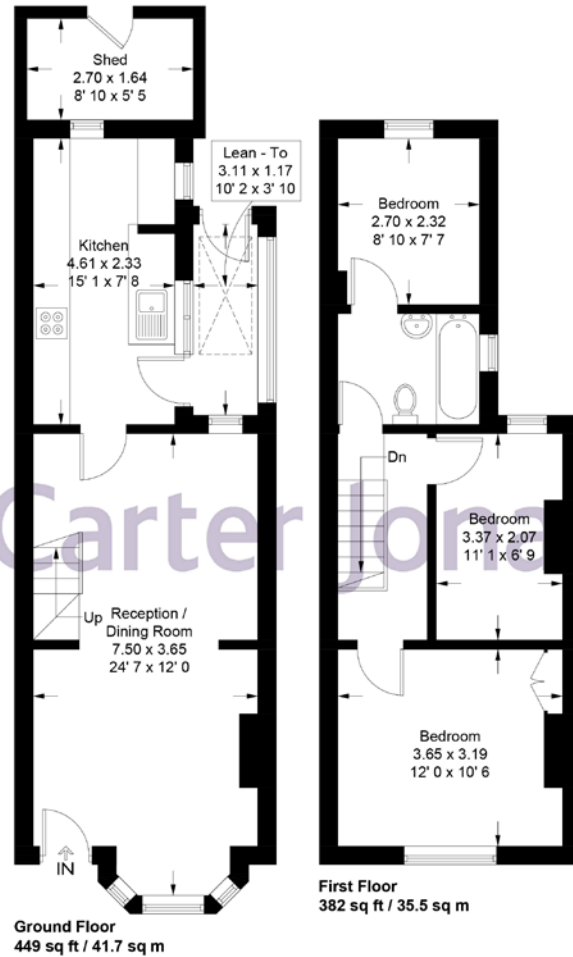


## Cowper Road

Approximate Gross Internal Area = 831 sq ft / 77.2 sq m


Shed = 47 sq ft / 4.4 sq m

Total = 878 sq ft / 81.6 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-)                                       | A |                         |   |
| (81-91)                                     | B |                         | 81  |
| (69-80)                                     | C |                         |   |
| (55-68)                                     | D | 58                      |   |
| (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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