



Priory Road, Cambridge  
CB5 8HT

Pocock + Shaw



34 Priory Road  
Cambridge  
Cambridgeshire  
CB5 8HT

An attractive and spacious two bed mid-terraced Victorian property in the popular Riverside area of the city, close to the river, Midsummer Common, and the city centre

- Attractive flat-fronted period property
- Wider than average plot
- End of terrace
- Excellent decorative order
- Scope to extend into loft and to the rear
- Large attractive rear garden with its own gated side access
- Gas central heating
- Sought after city location
- No upward chain

Guide Price £525,000





Priory Road forms part of the popular Riverside area, conveniently situated on the south bank of the River Cam, located less than a mile from the City Centre. Both Midsummer and Stourbridge Commons are also situated nearby, as well as the newly completed Cambridge North Railway Station with regular services to London Kings Cross. There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by.

Schooling is available at St Matthews primary with secondary provision at Parkside Community College both of which are Ofsted rated as outstanding.

This attractive bay-fronted period property is presented in good decorative order and enjoys a wider than average plot with its own gated side access and long rear garden. There is excellent scope/potential to extend (subject to necessary consents) and in detail, the accommodation comprises;

**Ground Floor** Timber front door with fanlight over to

**Reception hallway** with stairs to first floor, doorway to dining room (see later) and door to

**Sitting room** 11'0" x 10'7" (3.35 m x 3.23 m) with sash window to front, radiator.

**Dining room** 11'0" x 10'2" (3.36 m x 3.11 m) with sash window to rear with views to garden, window to side, radiator, built in cupboards to both sides of chimney breast, door to understairs cupboard with lighting, shelving and coat hooks, electric meter and consumer unit.

**Kitchen** 14'4" x 7'8" (4.36 m x 2.34 m) with sash window to side and further window to rear with views to garden, good range of Shaker style fitted wall and base units, solid oak woodblock worktops over and tiled splashback, ceramic sink unit and drainer with mixer taps, built in Neff four ring electric hob and electric oven, space and plumbing for washing machine, extractor fan, integrated Bosch dishwasher, ceiling mounted spotlight units, built in broom cupboard, open shelving to part of one wall, radiator, ceramic tiling, doorway to

**Utility cupboard/pantry** with window to rear with views to garden, timber shelving, power points, ceramic tiled flooring.

### First Floor

**Landing** with loft access hatch, period cupboard with clothes hanging rail and shelving.

**Bedroom 1** 14'3" x 12'10" (4.35 m x 3.90 m) with sash window to front, radiator.

**Bedroom 2** 11'0" x 8'6" (3.36 m x 2.58 m) with sash window to rear with views to garden, radiator.

**Bathroom** with obscure glass window to rear, half tiled walls, panelled bath with part tiled surround and Victorian style mixer taps and shower attachment, wash handbasin with part tiled wall behind and mirror over, WC, radiator, extractor fan, shelving and built in drawer unit to one wall, door to walk in airing cupboard housing the Ideal gas combi boiler and slatted wood shelving.

**Outside** Attractively planted front garden border set behind a timber picket fence. Wrought iron gate and tiled path to front door. Further secure wrought iron gate to side which leads onto two timber storage units to the rear garden. The rear garden 30m x 6.8m (approx) is another particular feature of the property, longer and wider, mainly paved, with delightful well stocked mature flower, shrub borders and trees (including a Magnolia).

**Services** All mains services.

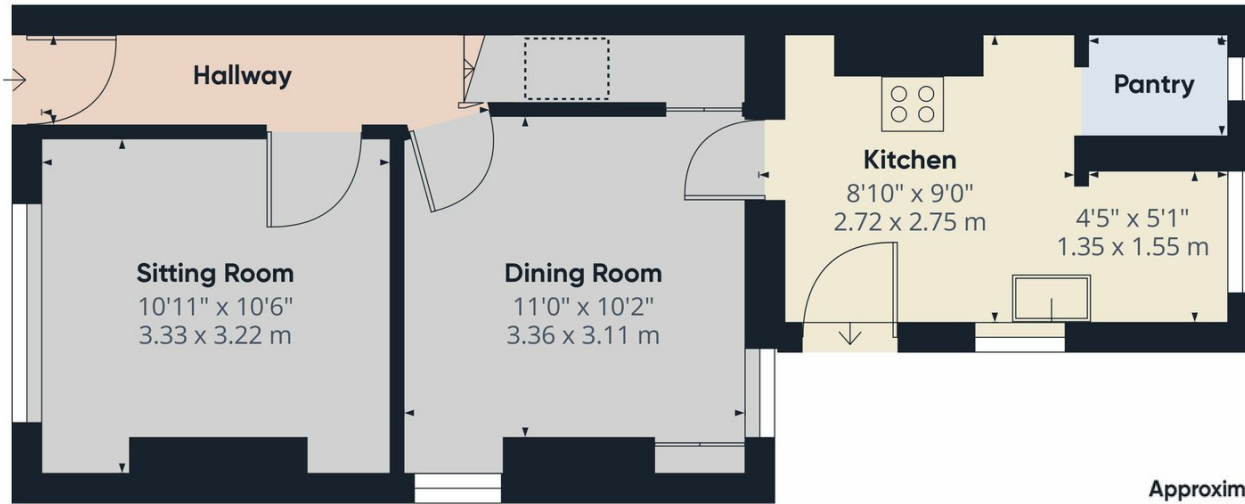
**Tenure** The property is Freehold.

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw







**Approximate total area**

779.34 ft<sup>2</sup>  
72.4 m<sup>2</sup>

**Reduced headroom**

8.08 ft<sup>2</sup>  
0.75 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested