

81 Garden Walk  
Cambridge, CB4 3EW

**Guide price £500,000**



## 81 Garden Walk

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A bay-fronted Edwardian semi-detached house of about 920sq.ft. requiring modernisation and improvement.

This attractive and imposing house is located on a popular road just off Victoria Road. The accommodation does require refurbishment but it would seem straightforward to extend at the rear or carry out a loft conversion (subject to consent).

At the front, there is a garden and pathway and steps to the porch and original entrance door. The hallway leads to the lounge with a bay window and gas fire in the original surround, The dining room is at the rear of the house and leads to the kitchen which has a door to the garden, pantry, and understairs cupboard. There is also a recently installed gas boiler. Upstairs there are 2 double bedrooms and a good size bathroom.

Outside a pathway at the side of the house leads to the rear garden which is a really good size and is mainly lawn. There is a large apple tree, shed and outside WC, the rear garden is enclosed.







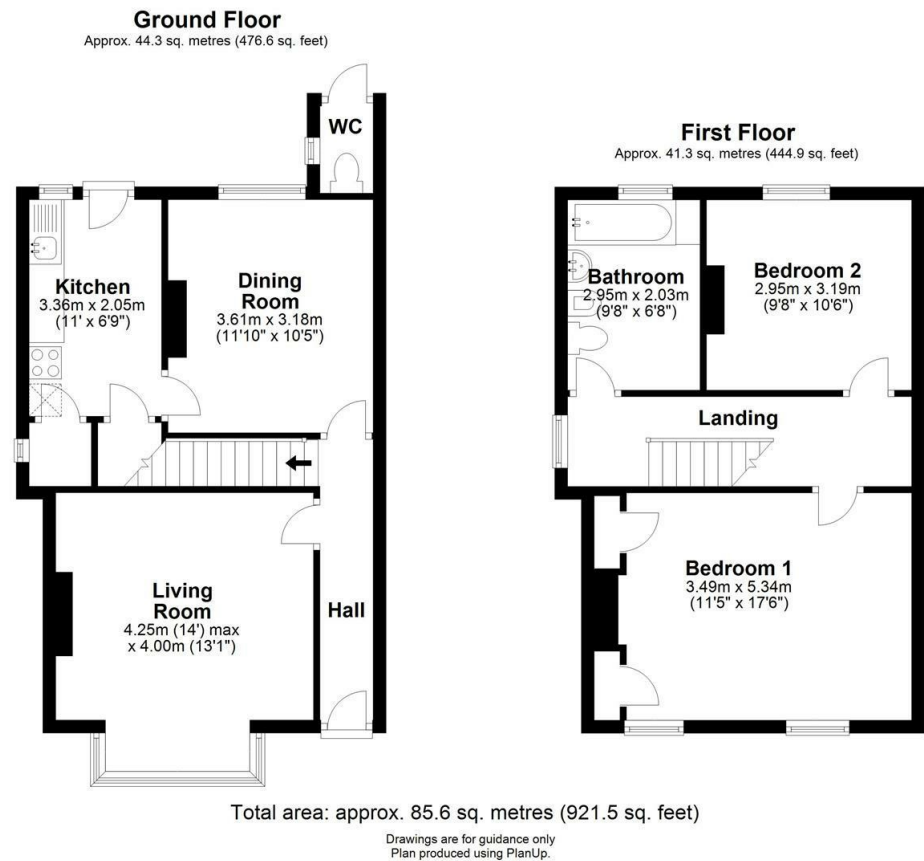
- A large 2 bedroom edwardian semi detached house
- Requires modernisation
- Large garden
- No chain

Garden Walk is a popular road just off Victoria Road which is a short walk from the river, parks, and the city centre beyond. There are good local facilities and shopping as well as schooling for all ages nearby. There is a residents parking scheme in place. SAT NAV: CB4 3EW [///puddles.arrive.undulation](http://puddles.arrive.undulation)





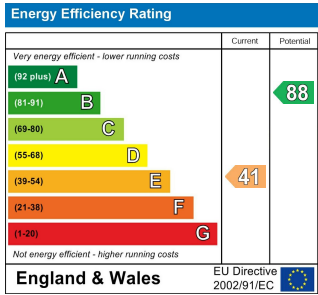
Floor Plan



Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

Council tax band: D

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