



75 Hinton Avenue
Cambridge, CB1 7AR

Guide price £650,000

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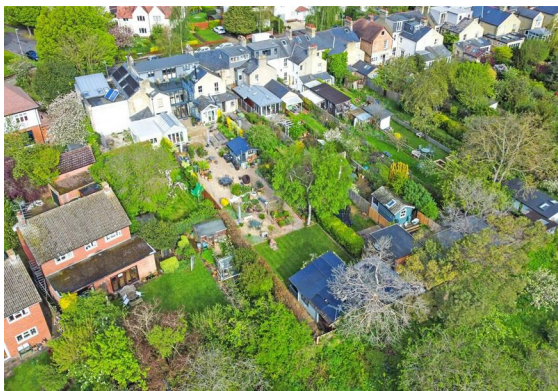
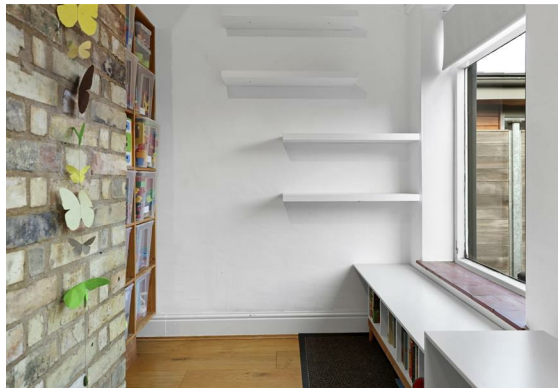
- 3 bedroom Victorian with large garden.
- Studio
- Catchment for Morley Memorial School

A Victorian terrace of about 1000 sq ft in a prime situation for access to Addenbrookes, the station and City beyond, with a garden over 50m long with a studio.

This 3-bedroom Victorian home has been extended and has interesting and unique accommodation. The front door leads to the kitchen with lovely stained glass windows to the front, a range of units and solid wood worktops including a breakfast bar, and wood flooring. Beyond the kitchen is the hallway which has a door to the the side passageway and stairs to the first floor. There is also a bathroom and WC, and a useful utility room. The main living space has been extended, with a part vaulted ceiling and roof lights, exposed brickwork and it overlooks the garden via patio doors.

Upstairs off the landing is a cloakroom and WC. There are three bedrooms, the main room is a good double and has plenty of fitted cupboards, bedrooms two and three both overlook the garden.

The house has gas central heating. There is currently planning





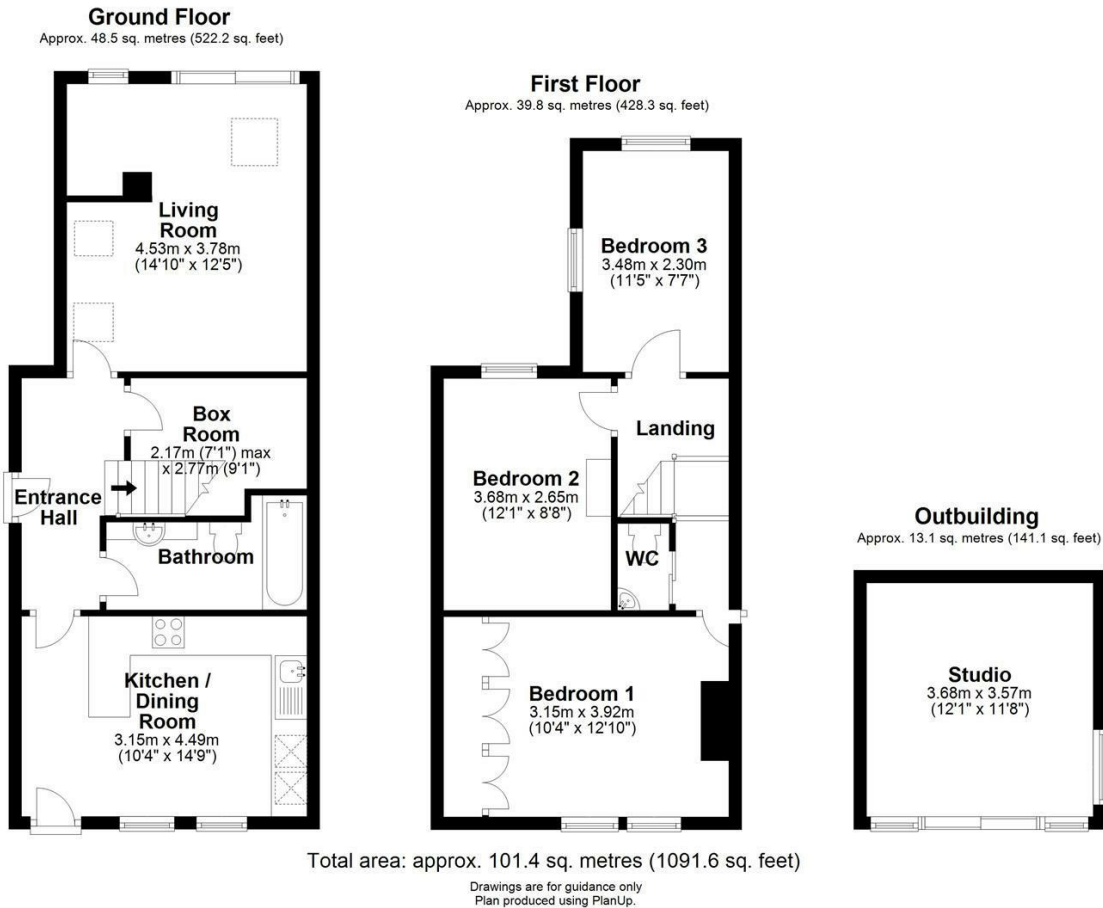
permission in place for an extension ref: 20/04839/HFUL.

Outside, at the front, there is a pretty garden and bike store. A shared, covered, passageway, leads to the rear garden which is east-facing and a really good size. It also has a patio adjoining the house, beds, and borders, lawned areas, and is fenced. At the end of the garden is a further terrace and a fantastic studio, ideal for home working or even the odd overnight stay.

Hinton Avenue is an extremely popular road, between Hills Road and Cherry Hinton Road. It is always popular with people wanting access to Addenbrookes and the railway station. It is also within easy reach of several of the most popular private schools and is also in the catchment of the highly regarded Morley school. The location is also great for local facilities, shops, independent cafes etc. SAT NAV: CB1 7AR What3words: ///runner.bossy.being



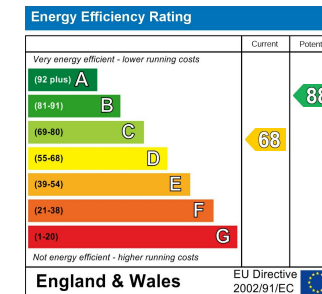
Floor Plan



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: E

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