



63 Carlyle Road
Cambridge, CB4 3DH

Guide price **£600,000**



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- Victorian bay-fronted home requiring updating
- No chain
- Lovely location
- South-East facing garden

A 3 bedroom Victorian house of about 900 sq. ft, requiring modernisation, but enjoying a fabulous location, in a conservation area, backing onto Alexandra Gardens.

This mid-terrace house has been in the same family since WWII and is now being sold with no chain. It does require modernisation and refurbishment but is a fantastic opportunity to create a great family home and there certainly seems to be scope to extend and alter it to suit modern life (subject to consents).

The accommodation includes a hallway, a bay-windowed living room with a tiled fireplace, a dining room which has the stairs to the first floor and a door to a small lean-to and to the garden beyond. The kitchen is towards the rear of the house and beyond that is a shower room and WC.





Upstairs there is a landing with access to the boarded loft and 3 nice size bedrooms. The smallest of which has a washbasin and has, in the past, been used as a bathroom.

Outside, at the front, is a small garden. The rear garden has a lawned area and shrub beds, there is a lean-to greenhouse adjoining the rear of the property and there is also a shed and further open storage beyond the lawn. There is a pedestrian gate that leads to a shared passageway at the rear beyond which there is access to the Alexandra Gardens making the outlook not only attractive but private too.

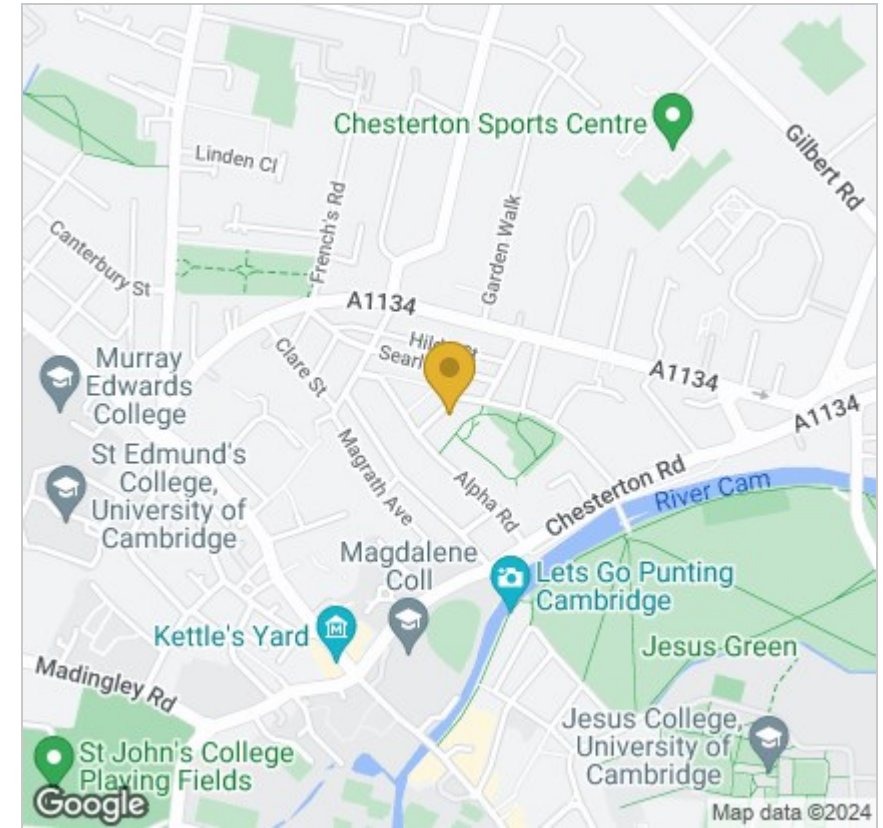
Carlyle Road is a pleasant road of mainly Victorian homes which borders around the Alexandra Gardens making it a sought-after and desirable location. It joins Alpha Road with Chesterton Road which makes it surprisingly close to the City and River and both can be reached on foot in just a few minutes. There are good local facilities nearby as well. Sat Nav: CB4 3DH. What3words: [///focus.civic.usage](https://www.what3words.com////focus.civic.usage)



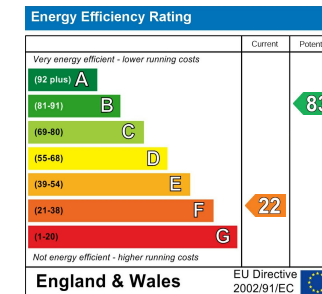
Floor Plan



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

Agents note: The aerial photos are intended as a guide to the area and don't necessarily show the house and gardens.

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