



TRIBUS

GODESDONE ROAD

CAMBRIDGE





TRIBUS - a unique development offering the benefits of living in the heart of a vibrant city, while being just a stone's throw away from the beautiful River Cam and tranquil parkland.







Three attractive bay-fronted Victorian-style new homes in the heart of Cambridge.



Tribus offers the charm of a period property while benefitting from all that a new build provides. Finished to a high spec, these two and three bedroom homes include large bifold doors leading out to contemporary courtyard gardens. Located on Godesdone Road, which forms part of the popular Riverside area, the houses benefit from all the amenities of a central city location while being just a short stroll to the river Cam and Midsummer Common.

Cambridge City Centre shops, The Grafton Centre, The Beehive and large Tesco Superstore are all within a 10-20 minute walk and both Cambridge and Cambridge North Train Stations are less than a 10 minute cycle.

Primary schooling is available at St Matthews and Park Street and Tribus is within the catchment for Parkside Community College which has an outstanding rating from Ofsted.



Large bifold doors open on to a secluded courtyard garden.

19
Godesdone Rd
Ground floor

Living Room
4.09 x 3.28m

Kitchen/ Dining
4.38 x 4.34m

WC
1.80 x 1.45m

21
Godesdone Rd
Ground floor

Living Room
4.09 x 3.28m

Kitchen/ Dining
4.34 x 3.93m

WC
1.80 x 1.45m

23
Godesdone Rd
Ground floor

Living Room
4.54 x 3.68m

Kitchen/ Dining
4.74 x 3.48m

WC
1.80 x 1.45m



19

21

23

Designed and built to offer the charm of a period home, while providing all the benefits of a new build property.

19
Godesdone Rd
First floor

Bedroom 1
4.85 x 4.34m

Bedroom 2
4.33 x 2.31m

Bathroom
2.15 x 2.13m

21
Godesdone Rd
First floor

Bedroom 1
4.40 x 4.34m

Bedroom 2
4.34 x 2.31m

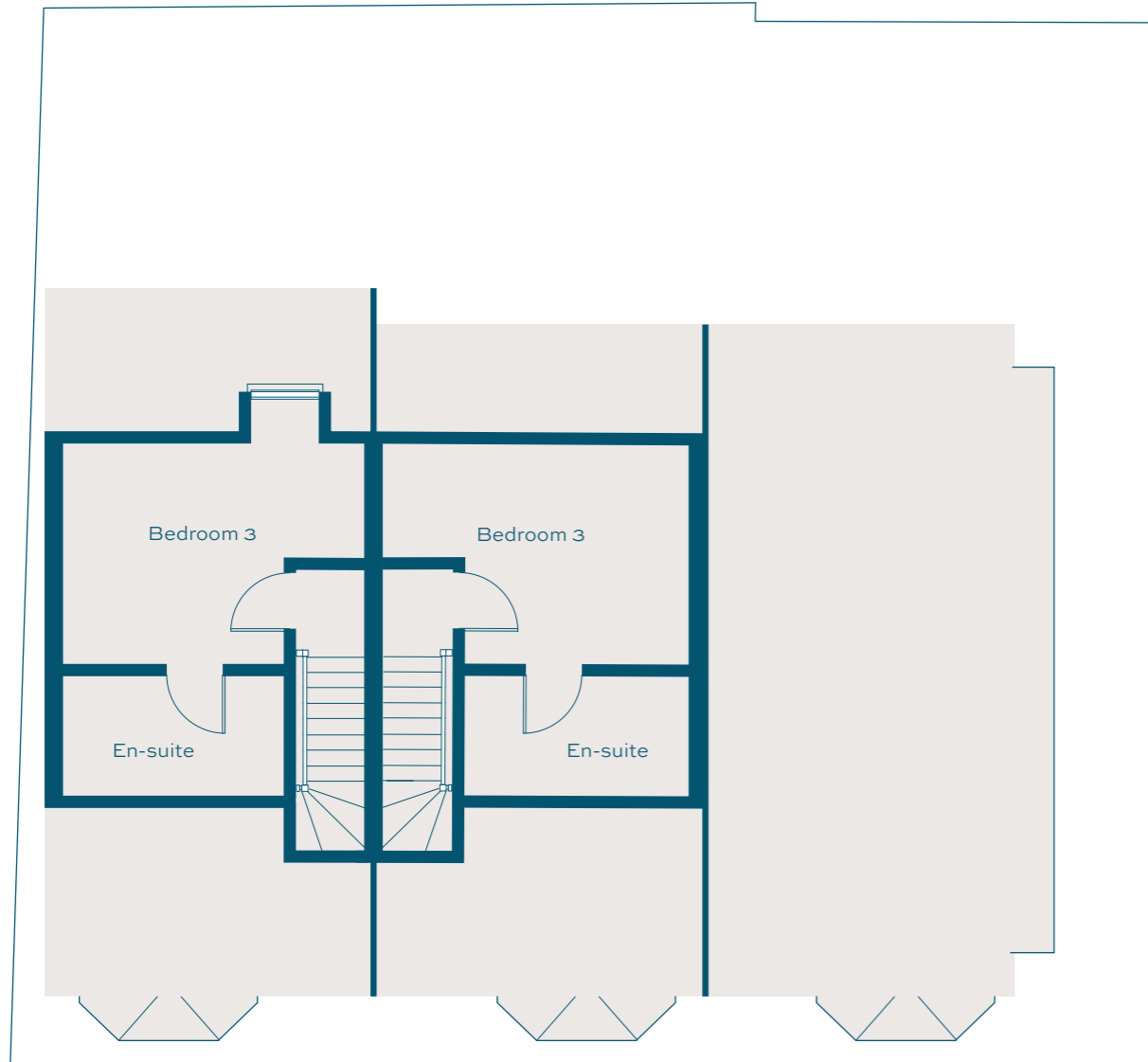
Bathroom
2.15 x 2.13m

23
Godesdone Rd
First floor

Bedroom 1
4.07 x 3.95m

Bedroom 2
4.07 x 2.76m

Bathroom
2.15 x 1.93m



19

21

Loft-style third bedroom offering flexible city centre living.

19
Godesdone Rd
Second floor

Bedroom 3
4.24 x 3.24m

En-suite
3.17 x 1.83m

21
Godesdone Rd
Second floor

Bedroom 3
4.34 x 3.24m

En-suite
3.17 x 1.83m



Victorian façade with contemporary interior specified to the highest standard.



Kitchen

- Contemporary handleless kitchen
- 20mm square edge quartz worktop
- Integrated appliances

Bathroom

- Porcelanosa sanitaryware
- Wash basin with vanity unit
- Contemporary WC with soft close seat
- Bath with thermostatic shower
- Glass shower screen
- Chrome heated towel rail

Heating

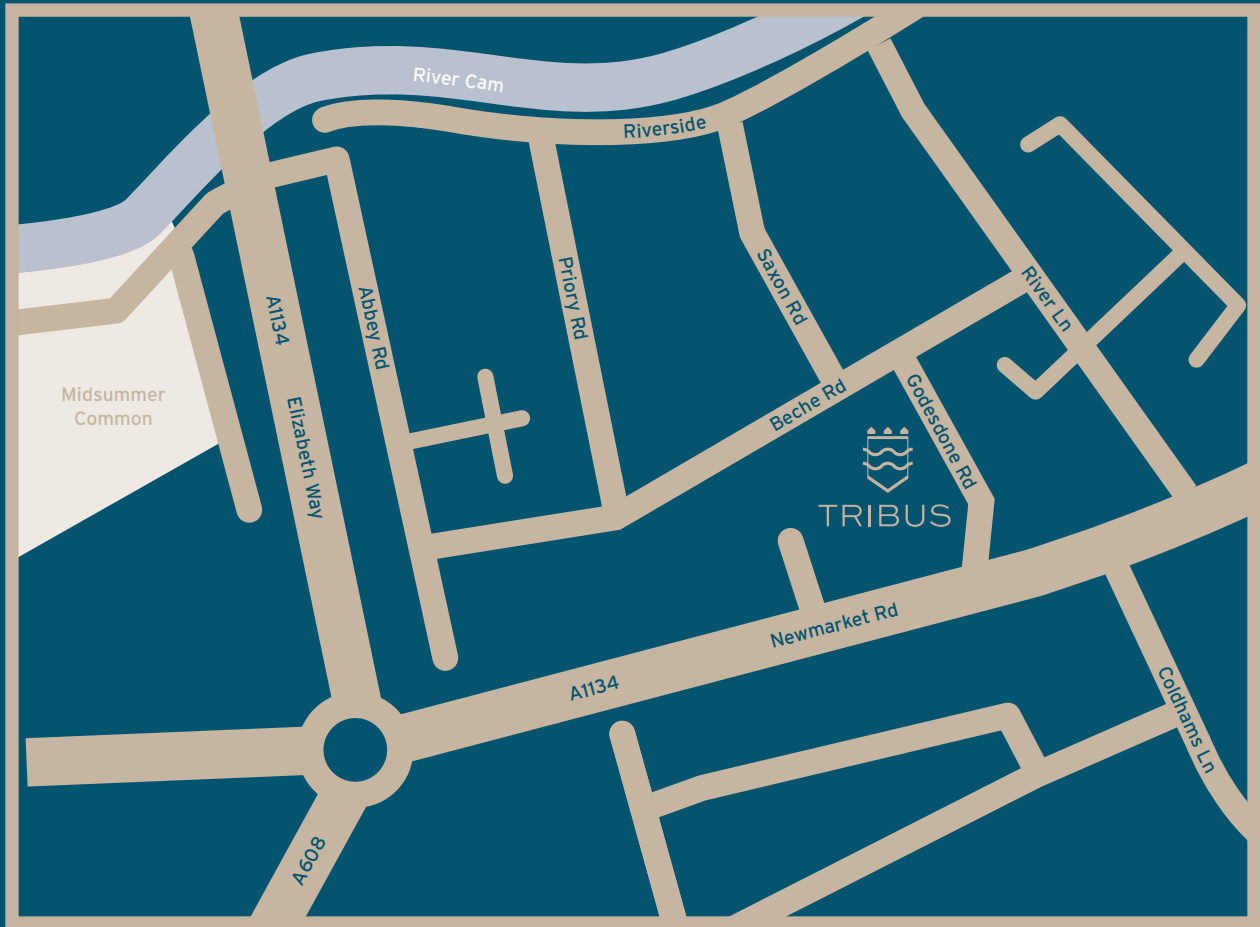
- Gas wall mounted combi boiler
- Underfloor heating to ground floor
- Radiators to first and second floors

External

- Quality traditional brick elevations
- Victorian-style sash windows
- Bifold doors out to back garden
- Stylish, maintenance-free courtyard gardens with wall lighting

Warranty

- 10-year warranty with Advantage



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19, 21 & 23 GODESDONE ROAD
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