



138 Cromwell Road, Cambridge, CB1 3EG  
Guide Price £465,000 Freehold



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## AN EXTENDED, 2-BEDROOM MID-TERRACE HOUSE WITH DRIVEWAY PARKING, A DETACHED GARAGE AND GARDENS ON CROMWELL ROAD.

- 832 sqft / 77 sqm
- 1930's, extended terrace house
- Driveway parking and detached garage
- Total plot size - approx 0.05 acres
- Romsey Town location
- 2 bedrooms, 2 receptions, 1.5 bath
- Kitchen and conservatory extension
- Enclosed rear garden
- Gas-fired heating to radiators
- EPC – D / 60

This bay-fronted terrace house on Cromwell Road benefits from a kitchen and conservatory extension, driveway parking for one vehicle and a large, detached garage accessed via a rear lane.

The property offers a near central location in the poplar Romsey Town area of the city and is within easy reach of Mill Road, Cambridge Station and the city centre.

The accommodation comprises an enclosed entrance hall, a spacious open plan living/dining room, a full-width and well-equipped kitchen, which provides a matching range of modern storage units and drawers, working surfaces and space for freestanding appliances. A large conservatory with access to the garden is off the kitchen and a utility room/WC completes the ground floor level.

Upstairs, a first-floor landing area leads to two bedrooms and a bathroom suite.

Outside, the rear garden has been landscaped and provides a raised patio area, raised flower beds and seating area with pergola. A pathway leads to a large, detached garage with power and lighting. Vehicular access to the garage is from a rear lane accessed from Cromwell Road and Brampton Road.

### Location

Cromwell Road is conveniently situated just off Coldham's Lane, less than half a mile from Mill Road in the favoured Romsey Town area.

The area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for all ages. The property is located just 1.5 miles from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of eateries.

Cromwell Road is well placed for the mainline station to London King's Cross & London Liverpool Street, as well as Addenbrooke's Hospital which is situated just 2.5 miles from the property.

### Tenure

Freehold

### Services

Main services connected include: water, electricity, gas and mains drainage.

### Statutory Authorities

Cambridge City Council.  
Council Tax Band - C

### Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor

Main area: approx. 51.4 sq. metres (553.0 sq. feet)  
Plus garages: approx. 19.8 sq. metres (213.3 sq. feet)

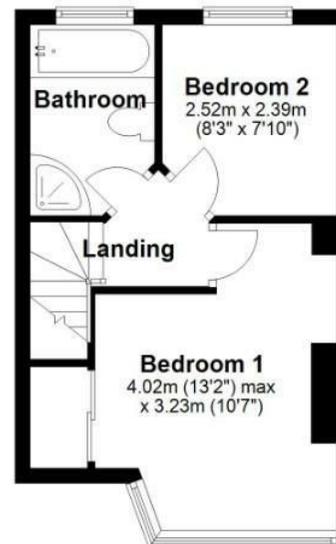


Main area: Approx. 77.4 sq. metres (832.9 sq. feet)  
Plus garages: approx. 19.8 sq. metres (213.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

### First Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

