



1 Auckland Road, Cambridge, CB5 8DW
Guide Price £575,000 Freehold



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A FINE BAY-FRONTED, VICTORIAN END OF TERRACE HOUSE WITH WALLED COURTYARD GARDEN LOCATED ON A CHARMING STREET LEADING TO MIDSUMMER COMMON.

- 847 sqft / 79.6 sqm
- 2 bedrooms, 2 reception rooms, 1 bathroom
- Walled courtyard garden
- Yards from Midsummer Common and the river
- Plot size - approx 0.02 acres
- Victorian end of terrace house (built circa 1890)
- Well-presented accommodation throughout
- Residents permit parking scheme
- Gas-fired heating to radiators
- EPC – D / 61

1 Auckland Road is an attractive and immaculately kept period home providing charming accommodation extending to 847 sqft, yards from Midsummer Common, the river and scenic walks into the historic centre.

Accommodation is arranged over two bright and airy floors, comprising an entrance hall, sitting room with feature bay window, Montrose stove and glazed French doors opening to the dining room. There is a feature spiral staircase from the dining area leading to the first-floor accommodation. The kitchen is well-equipped and provides a matching range of panelled units, solid wood worktops with inset sink and integrated appliances. Access to the courtyard garden is from the kitchen.

Upstairs, the first-floor landing leads to two double bedrooms and a bathroom accessed from an inner lobby with concealed boiler cupboard.

Outside, the courtyard garden is walled with access leading to a shared passageway for bicycles and bins.

Agent's Note

The property is located within the Riverside conservation area.

Location

Auckland Road is a quiet road situated just off Maids Causeway/Newmarket Road and gives very easy access to Midsummer Common, Jesus Green and the river. The city centre is about 10 minutes walk away and there are an excellent range of local facilities nearby including the Grafton Centre and numerous shops and restaurants on Fitzroy Street. The property is within catchment of the excellent St Matthew's Primary School and Parkside Community College , which is Ofsted rated as 'outstanding'.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

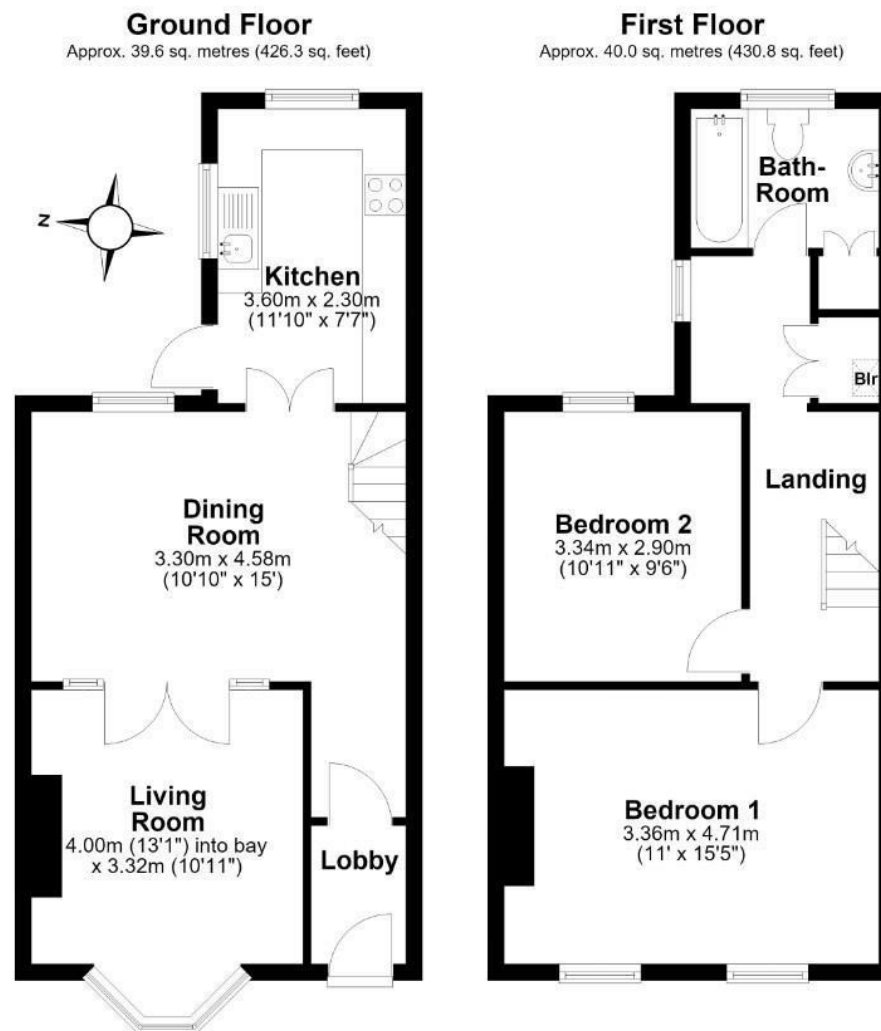
Fixtures and Fittings

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.





Total area: approx. 79.6 sq. metres (857.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.

Plan produced using PlanUp.

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

