



55 Cowper Road, Cambridge, CB1 3SL
Guide Price £475,000 Freehold



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AN EXTENDED VICTORIAN HOUSE OF 1075 SQFT / 99 SQM, PLUS A USEFUL GARDEN STORAGE SHED EQUIPPED WITH POWER & LIGHTING, CONVENIENTLY SITUATED OFF CHERRY HINTON ROAD, JUST SOUTH OF THE CITY CENTRE.

- Victorian end-of-terraced house
- 1075 sqft / 99 sqm
- 161 sqm / 0.04 acre
- On-street parking
- Gas fired central heating to radiators
- Council tax band – C
- Private rear garden.
- EPC – D

This extended Victorian end-of-terraced house has served as a wonderful family home to our current owners for over 5 years and benefits from generous reception rooms and a private rear garden.

The accommodation briefly comprises an entrance porch with space for coats and footwear, leading through to a bay-fronted sitting room with built-in shelving, a fireplace recess and a staircase leading to the first floor. The galley kitchen has been fitted with a comprehensive range of units and is finished with solid wood worktops. Integrated appliances include an Indesit oven, grill and a 5-ring gas hob with extractor over. The dining room benefits from a dual aspect and large store cupboard and leads to a cloakroom W.C. Double doors from the dining area lead to the private rear garden.

Upstairs are 3 bedrooms, the master bedroom is a comfortable double. The bathroom has been fitted with a modern white suite and is complemented by part tiled walls and a heated towel rail. The landing gives access to a useful loft space.

Outside to the front of the property is a small paved garden and there is plenty of parking available on this very broad road. The rear garden is mainly laid to lawn and offers a superb degree of privacy. There is a part covered patio area immediately to the rear of the property and a useful storage shed at the foot of the garden, equipped with mains power and lighting and offering scope to convert into a useful studio or sale-contained annex, subject to the necessary consents.

Location

Cowper Road lies between Cherry Hinton Road and Lichfield Road about 2 miles south east of Cambridge City centre. It is well placed for local shopping facilities on Cherry Hinton Road along with the Leisure Centre at the junction with Hills Road providing cinema, restaurants, gym, Tesco Express, Sainsbury's Local and further entertainment facilities. There is also local primary and secondary schooling in the area. Cherry Hinton Hall and its surrounding park are nearby and the area is also well placed for Addenbrooke's Hospital and the Biomedical Campus.

Tenure

Freehold

Services

Mains services connected include; water, gas, electricity and mains drainage.

Statutory Authorities

Cambridge City Council

Fixtures and Fittings

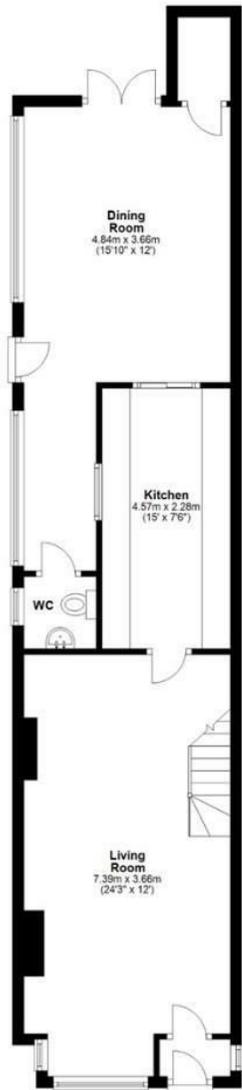
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



First Floor



Approx. gross internal floor area 99 sqm (1075 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(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.

