



148. Vinery Road, Cambridge, CB1 3DT
Guide Price £650,000 Freehold



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A BEAUTIFUL, DOUBLE BAY FRONTED, 1920'S FAMILY HOME SITUATED IN THE HEART OF ROMSEY TOWN, JUST OFF MILL ROAD.

- 1920's terraced home
- Detached studio with plumbing and electric
- Plot size - approx 0.08 acres
- Planning permission obtained
- Approx 150ft long rear garden
- 928.8 sqft / 86.3 sqm
- Private driveway parking
- Gas-fired heating to radiators
- EPC - D / 62
- Period features

148 Vinery Road is a superb, three-bedroom terraced home, which boasts a range of original features but has undergone sympathetic improvements in recent times. The property enjoys a large east-facing garden measuring circa 130ft.

The current owners have secured planning permission for a single storey rear/side extension and roof extension with a rear facing dormer (24/04102/FUL), further information is available upon request.

The entrance hall has space for coats and footwear and leads to a bay-fronted sitting room and dining room with original wood flooring, feature fireplaces with a log burning stove in the sitting room. The bay window has been fitted with a window seat with storage space underneath, with further cabinetry in the alcoves of the two chimney breasts. The kitchen is fitted with a range of base and eye-level units and solid wood working surfaces with a sink with mixer taps, an oven, space for white goods, a fridge/freezer and a dining table. A beautiful slate floor compliments the kitchen whilst French doors lead to the garden.

The first-floor accommodation comprises of three good-sized bedrooms. The principal room boasts the bay window with a window seat with storage space underneath, with ample space for wardrobes whilst bedroom two is a spacious double, with built-in storage. The family bathroom is fitted with a traditional three-piece white suite including a bath with a shower over.

Outside, there is a large rear enclosed garden, with an east facing aspect, measuring circa 130ft in length, mostly laid to lawn with a patio area. The property also benefits from a garden studio, fitted with plumbing and electric. The property has rear access via a dedicated passage.

Location

Vinery Road is a very desirable residential area, superbly positioned just off Mill Road within easy reach of the city centre. This section of Vinery Road is closed to through motor traffic from Mill Road, effectively making it a quiet cul-de-sac.

Vinery Road is unquestionably one of the most highly sought-after roads in Romsey Town. This property feels like an escape from the city, with large mature trees lining the road, in comparison to many of Cambridge's narrow terraced Victorian streets. Romsey itself has a unique atmosphere and a wealth of retail shops and services including restaurants, bakeries and a cocktail bar. There are several parks and schooling for most ages. The property falls within catchment of the highly regarded St Philip's Primary School, Ofsted rated as 'Good'.

The location provides easy access to the city centre and the railway station for London Liverpool Street and King's Cross. Viney Road is also conveniently situated close to Anglia Ruskin University, Addenbrooke's Hospital and the Biomedical Campus.

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

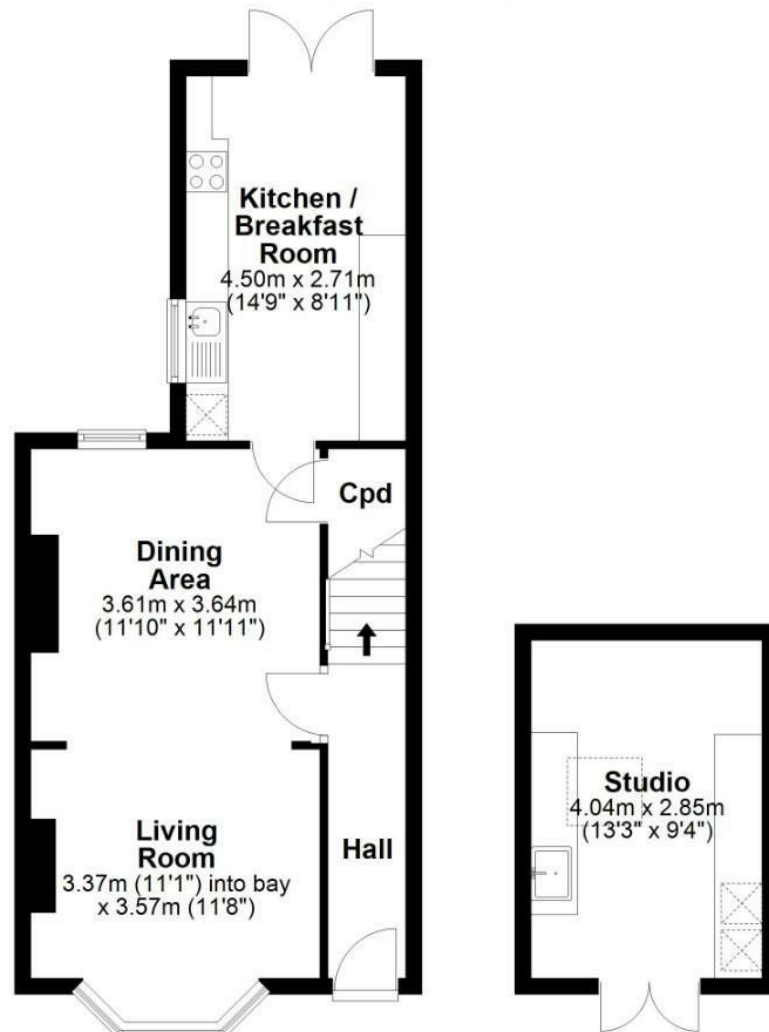
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Main area: approx. 43.3 sq. metres (465.6 sq. feet)
Plus studio, approx. 11.5 sq. metres (123.9 sq. feet)

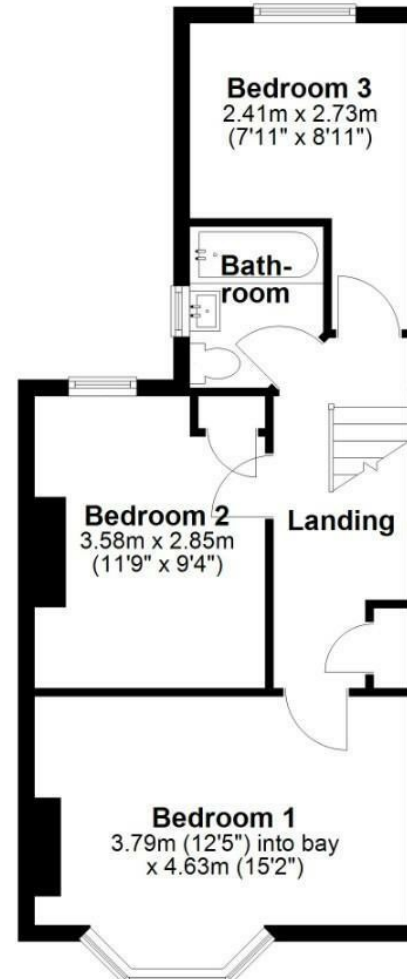


Main area: Approx. 86.3 sq. metres (928.8 sq. feet)
Plus studio, approx. 11.5 sq. metres (123.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



