



49 Richmond Road, Cambridge, CB4 3PP
Guide Price £550,000 Freehold



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**A QUITE UNIQUE EXTENDED VICTORIAN RESIDENCE OF 1250 SQFT / 116 SQM,
ENJOYING A SUPERB POSITION JUST OFF HUNTINGDON ROAD, A SHORT WALK
FROM THE RECREATION GROUND AND FOR SALE WITH NO CHAIN.**

- 1250 sqft / 116 sqm
- 3 bed, 2 recep, 1.5 bath
- Victorian
- EPC – D / 58
- No chain
- End-of-terraced house
- 121 sqm / 0.03 acre
- Residents parking
- Council tax band - D
- Gas-fired heating to radiators and underfloor

This bright bay-fronted end-of-terraced house sits on the corner of Wentworth Road, a short stroll from Histon Road Recreation Ground, and located a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

On the ground floor is a living room with a bay-window, a feature fireplace and built-in shelving, complemented by attractive tiling and inset spotlights. There is a bright open-plan kitchen/dining room with a fully glazed roof and a central island with an integrated oven and a five-ring gas hob with an extractor over. Two sets of double doors open onto the courtyard garden and there is also a cloakroom W.C, located under the stairs.

Upstairs, the accommodation is arranged over two floors, the first housing a mezzanine bedroom and a bay-fronted principal bedroom. This room has built-in cupboards and access to a newly fitted Jack-and-Jill bathroom with a contemporary suite including a shower over the bath. Bedroom 2 is on the second floor, benefitting from a dual aspect and has plenty of useful eaves storage.

Outside there is residents' parking available. The property is accessed via Wentworth Road where there is also a pay-and-display visitors parking area. There is a small fenced front garden, which is stocked with a number of shrubs and trees. The rear garden is due north-west and measures 33' x 13'. The garden itself has been paved for ease of maintenance and there is also a useful brick-built outbuilding located at the foot of the garden, offering scope to convert to a home office or studio.

Location

Richmond Road is a highly sought-after residential location situated just off Huntingdon Road, a couple of miles north of the city centre with its combination of ancient and modern buildings, excellent choice of schools and wide range of shopping facilities. Local shopping is available nearby and the property is close to good local schools including Mayfield Primary and Chesterton Community College.

Histon Road Recreation ground is just a few minutes walk away and includes a runway, football goals and children's playground with a climber and swings. Cambridge City is easily accessible on foot or by bicycle. Both the Cambridge railway stations are just over 2 miles away and provide a regular and direct service into both London Liverpool Street and London King's Cross with journey times from just 50 minutes.

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.





Approx. gross internal floor area 116 sqm (1250 sqft) excluding Shed

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	58	74
EU Directive 2002/91/EC		

