



J06EN

78 Oxford Road, Cambridge, CB4 3PL

Guide Price £525,000 Freehold



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**A GREATLY IMPROVED VICTORIAN COTTAGE WITH A DELIGHTFUL SOUTH-EAST FACING GARDEN, ENJOYING A CONVENIENT LOCATION JUST OVER A MILE FROM THE CITY CENTRE.**

- 700 sqft / 65 sqm
- 3 bed, 1 bath, 2 recep
- South-east facing garden
- Gas-fired heating to radiators
- Council tax band – D
- Mid-terraced house
- Victorian
- Permit parking
- Plot size - 0.03 acres
- EPC – D / 68

This bright three bedroom terraced cottage has been subject to an extensive renovation since it was purchased 6 years ago. Aside from an updated kitchen and bathroom, the property also has refitted sash windows, landscaped gardens and a fully boarded loft, amongst many other cosmetic improvements throughout.

The property is entered via a bespoke solid timber door, leading into a spacious open-plan living/dining room with a feature fireplace, contrasted by attractive tiled inserts. The room is finished with original wood flooring, has built-in shelving and a staircase leading to the first floor. The kitchen has a modern range of units and is sympathetically finished with solid oak worktops and a butler sink. There are various integrated appliances and a side door opening onto the rear garden. Completing the ground floor accommodation is a stylish bathroom, which has been fitted with a white suite, benefitting from a dual aspect and is complemented by part tiled walls.

Upstairs are three bedrooms, all with original wood flooring and two with feature fireplaces. The principal bedroom is particularly spacious and faces north-west over the front of the property. The landing provides access to a useful loft, which is boarded and insulated.

Outside there is permit parking under the Benson North scheme until 12pm from Monday to Friday. The house is nicely set back behind a brick wall and an ease of maintenance garden with a paved pathway to the main entrance. The south-east facing garden measures around 53 ft x 14 ft and offers a superb degree of privacy. There is a block paved terrace and the remainder is stocked with a variety of well-established shrubs. There is a storage shed at the foot of the garden, and a secure gate to the rear, provides pedestrian access back to the front of the property.

#### **Location**

Oxford Road, which runs between Huntingdon Road and Windsor Road forms part of an established residential area lying about 1.25 miles north west of Cambridge City centre. There is local shopping and a recreation ground on Histon Road, primary schooling at the nearby Mayfield School and secondary schooling at Chesterton Community College. There is a Sainsburys store at Eddington and the city can be easily reached by foot or bicycle.

#### **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 65 sqm (700 sqft)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>68</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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.

