



4 Haymarket Road, Cambridge, CB3 0BQ
Guide Price £645,000 Freehold



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JUST A SHORT WALK FROM 'THE BACKS' IS THIS ATTRACTIVE 3-BEDROOM EDWARDIAN HOUSE WITH SOUTH-WEST FACING GARDENS ADJACENT TO WESTMINSTER COLLEGE GROUNDS, REQUIRING A FULL REFURBISHMENT PROGRAMME WITH SCOPE TO EXTEND.

- 1073 sqft / 99 sqm
- 3 bedrooms, 2 receptions, 1.5 bath
- Permit parking scheme
- Plot size - 0.03 acres
- Council tax band – F
- Edwardian mid-terrace house
- South-west facing rear garden
- Gas-fired central heating system to radiators
- EPC – D / 63
- No onward chain

4 Haymarket Road is an Edwardian terraced house retaining some attractive original features, offering excellent scope for remodelling and expansion. This fine period home requires a full restoration programme, which would create a wonderful home for prospective buyers looking to live in the heart of the historic centre.

The property is located along an endearing and attractive terrace, moments from Castle Hill and the historic centre, with established surroundings and views to Westminster College grounds and St. John's College.

The ground floor accommodation comprises an entrance hall, front sitting room with a large stained-glass feature window and a dining room with a sash window, an original recess storage cupboard and a gas fire. The kitchen/breakfast room has a range of matching low-level units, worktop space, space for freestanding appliances and a walk-in storage cupboard. A rear lobby leads to the bathroom and rear garden.

Upstairs, the landing area provides access to a generous converted loft space via a pull-down ladder. The loft room is fully boarded, has two Velux roof windows, and has power and lighting.

There are three bedrooms and separate a WC on the first-floor level.

Outside, there is an enclosed south-west facing rear garden with gated pedestrian access. The property is within a permit parking zone.

Location

The property sits in a rather special and historic area of Cambridge, a highly desirable location between Pound Hill and Lady Margaret Road, about 0.2 miles from Magdalene Bridge, 0.6 miles from the Market Square and 1.7 miles from Cambridge railway station. There are plenty of local facilities nearby including reputable pubs and eateries.

This is an area of the city where properties seldom come to market and is a most attractive position, on a slight rise within easy walking or cycling distance of the city centre with its combination of ancient and modern buildings, winding lanes and excellent choice of local schooling.

It is ideally situated for those working at Cambridge Science and Business Park (3 miles east) or Addenbrooke's Biomedical Campus (4 miles south). For the commuter, Cambridge station has mainline services to London from around 48 minutes. The property is also within easy reach of the A14/M11 road networks.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

Fixtures and Fittings

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

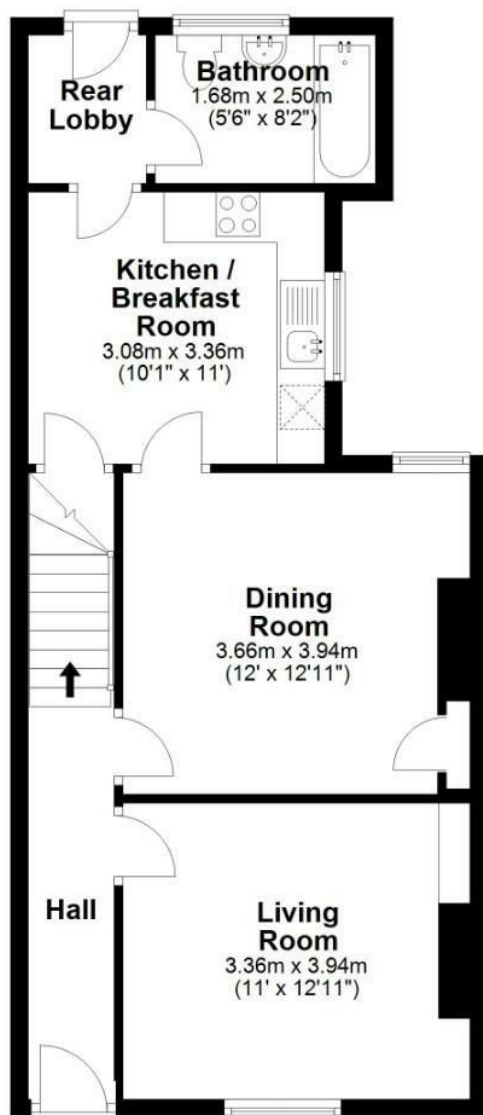
Viewing

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



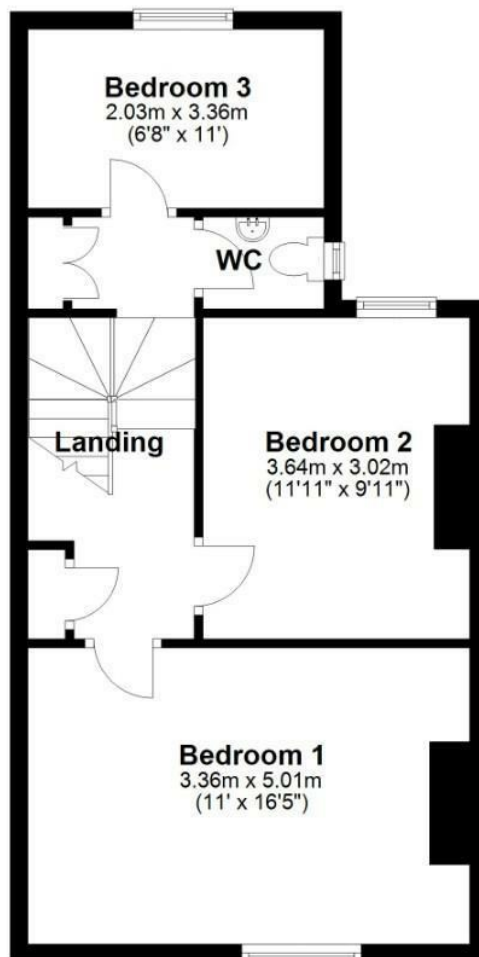
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



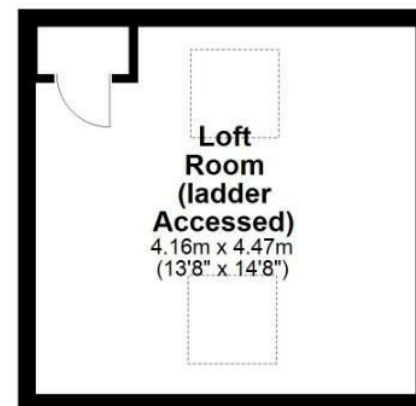
First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Loft Room

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus loft room, approx. 18.6 sq. metres (200.0 sq. feet)



Main area: Approx. 99.7 sq. metres (1073.5 sq. feet)

Plus loft room, approx. 18.6 sq. metres (200.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

