



24 Springfield Road, Cambridge, CB4 1AD
Guide Price £675,000 Freehold



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A CHARMING LATE VICTORIAN TOWNHOUSE PROVIDING EXTENDED AND OPEN PLAN ACCOMMODATION WITH A COTTAGE-STYLE GARDEN AND HOME STUDIO, CENTRALLY LOCATED AND WITHIN A SHORT WALK TO JESUS GREEN AND THE HISTORIC CENTRE.

- Victorian terraced property
- 3 beds, 1.5 baths, 2 receptions
- On street parking
- 0.02 acres
- EPC - D / 62
- 1103 sqft / 102 sqm
- Gas- fired heating to radiators
- Modern garden studio/home office
- Retains many period features
- Council tax band - D

3 double bedrooms including principal bedroom with WC – family bathroom suite – living/dining room – kitchen/breakfast room – entrance hall – garden studio/office – front and rear gardens

This attractive Victorian mid-terrace house on Springfield Road has been extended and altered to provide an open ground floor layout, generous second floor principal bedroom suite and a separate working space. The property enjoys lots of natural light, charming period features typical of the era and a central location close to fantastic facilities, large open green spaces and river walks into the city centre.

The property is approached via an established walled front garden, which provides privacy. The entrance hall leads to a staircase rising to the first-floor level and all ground floor accommodation. The sitting/dining room is a lovely open space with period fireplaces, sash windows and restored oak floorboards. The extended kitchen connects to the dining area and provides a breakfast area with Velux windows, which opens to and enjoys complete views of the garden. There is an extensive range of matching low-level units and drawers, wall mounted cabinets, working surfaces, inset sink and draining unit, built-in appliances and space for freestanding appliances.

Upstairs, the first-floor landing leads to two double bedrooms and a large family bathroom with a separate shower cubicle. A staircase from the first-floor landing leads to the second-floor principal bedroom, which has a WC, Velux windows and Juliette balcony with opening French doors.

Outside, an established and colourful cottage-style garden provides a private and tranquil space to relax. There are a variety of plants and flowers, and a pea-shingle path leads to a contemporary and well-insulated home studio. The garden has an east-facing aspect and secure rear access.

Location

Springfield Road is a charming small street, very conveniently situated just off Mitcham's Corner, off Chesterton Road and being about 1 mile north of the city centre. It is very well placed with easy access to the River, Midsummer Common and Jesus Green, together with the city centre, where there is an excellent range of facilities and amenities. Mitcham's Corner itself has a good and varied selection of local shops.

Tenure

Freehold

Services

All mains services connected.

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

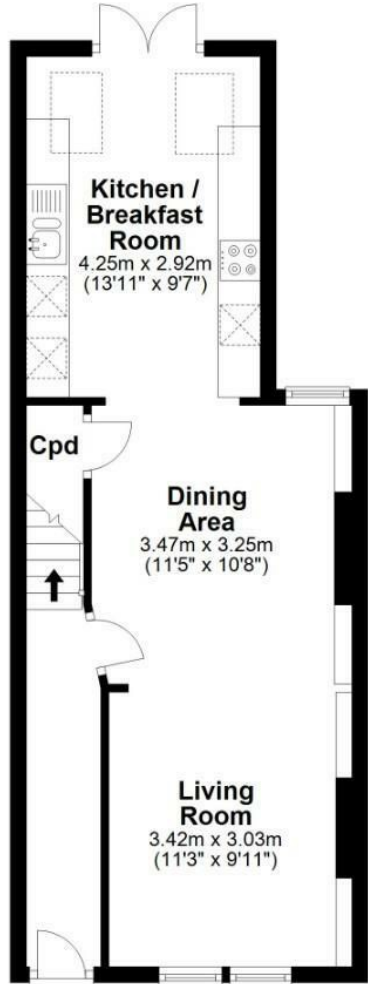
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



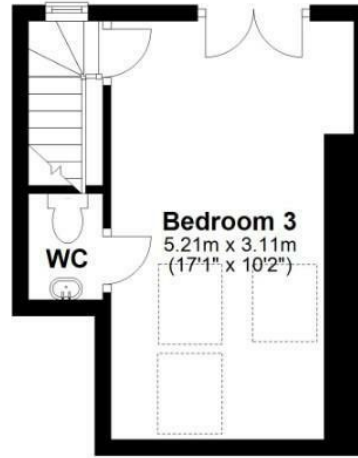
First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



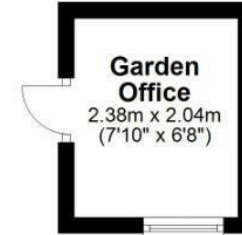
Second Floor

Approx. 19.7 sq. metres (211.6 sq. feet)



Outbuilding

Approx. 4.8 sq. metres (52.2 sq. feet)



Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	62	79
EU Directive 2002/91/EC		



