

50 Halifax Road, Cambridge, CB4 3PX

Offers Over £770,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A HANDSOME, VICTORIAN FAMILY HOME WITH GENEROUS LIVING ACCOMMODATION AND A SUPERB REAR GARDEN, OCCUPYING A VERY PLEASANT POSITION ON A SOUGHT-AFTER ROAD, LOCATED A SHORT DISTANCE TO THE NORTHWEST OF THE CITY CENTRE.

- 112 sqm / 1,205.2 sqft
- Abundance of period features
- Living/dining room and kitchen/breakfast room
- Gas-fired heating to radiators
- Residents permit parking
- Imposing Victorian terraced residence
- 3 bedrooms, 1 bathroom
- Delightful, deceptively large rear garden
- Close to the city centre
- Plot size: 0.07 acres

This handsome bay-fronted Victorian home is situated on Halifax Road and provides well-presented and comfortable accommodation as well as a superb, sizeable rear garden, which offers privacy and scope for expansion, subject to the relevant consents. The property is a fine example of its period, boasting features such as a double height bay window, high ceilings, stripped wooden floorboards, sash windows and fireplaces.

The original entrance door has a semi-circular fanlight over and opens into the hallway, which has corbels and stairs to the first floor with a storage cupboard underneath. Benefitting from a dual aspect, the living dining room has a bay window to the front, French doors with stained glass to the rear, and an attractive feature fireplace with a wood-burning stove and shelving either side. At the rear, the kitchen/breakfast room has a quarry tiled floor, a charming side bay window with a window seat, and a conservatory extension. The kitchen is fitted with a range of units with wooden worksurfaces, a breakfast bar, a gas-fired Aga, a fitted oven, space for a fridge/freezer, and plumbing for a washing machine and a dishwasher. Although functional, prospective applicants should only view with the knowledge that the kitchen is in need of refurbishment. The space lends itself to the potential of an extension (STPC), to create a wonderful kitchen/diner overlooking the rear garden.

On the first floor, the landing has a storage cupboard and a hatch to the attic. There are three comfortable bedrooms, with the master bedroom including fitted wardrobes and a bay window, which enjoys pleasant views down Halifax Road. Mainly tiled, the stylish family bathroom is fitted with a three-piece suite including a panelled bath with mains shower over, a wash basin with vanity unit, a WC and a heated towel rail.

Outside, the property is set back from the road behind a boundary hedgerow and a neat front garden. The delightful rear garden is deceptively large and enjoys a good degree of privacy. It is mature and predominantly laid to lawn, with a patio area, well-stocked beds, boundary wall and fencing, and gated pedestrian rear access. At the very end of the garden, an outbuilding provides useful office/storage space and tremendous potential to be converted into a studio/office or guest accommodation, subject to the relevant consents.

Location
Halifax Road runs between Huntingdon Road and Richmond Road and forms part of a highly regarded residential area lying about 1.25 miles northwest of Cambridge. There is a good range of local shopping available on Histon Road, a recreation ground which is accessed via Richmond Road and/or Canterbury Street, and Primary schooling at the Mayfield School. The city centre, river, Jesus Green and Midsummer Common are all within walking and cycling distance.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - E

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.

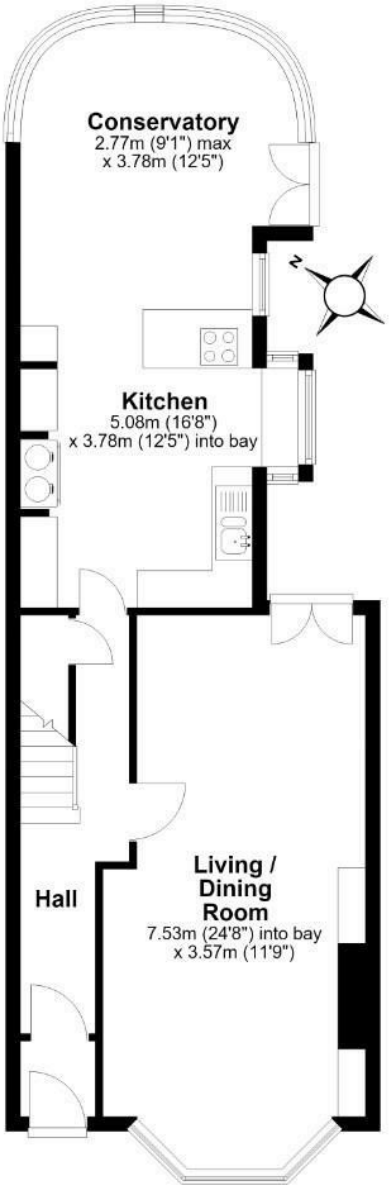






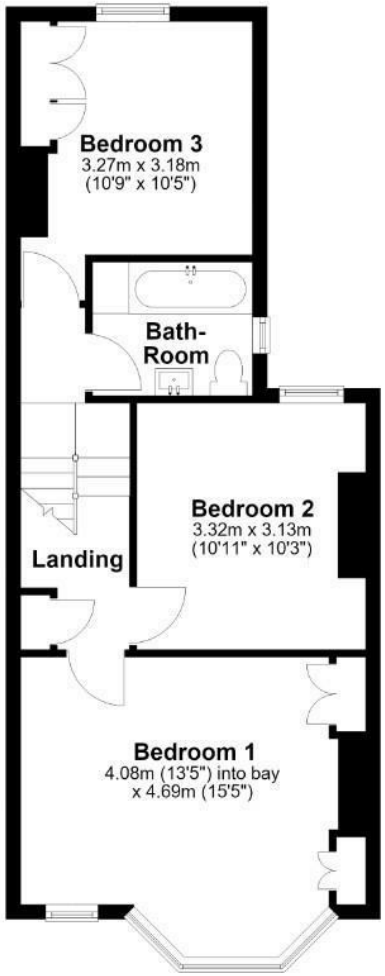
Ground Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



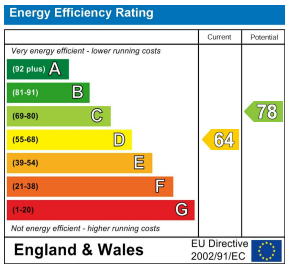
First Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



Total area: approx. 112.0 sq. metres (1205.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.

















