

12 Priory Road, Cambridge, CB5 8HT

Guide Price £675,000 Freehold

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AN EXTENDED, THREE-BEDROOM, BAY-FRONTED VICTORIAN TERRACED HOME IN THE RIVERSIDE AREA, OFFERED FOR SALE WITH NO ONWARD CHAIN. FEATURING A GENEROUS REAR GARDEN, IT IS POSITIONED JUST YARDS FROM THE RIVER CAM AND MIDSUMMER COMMON.

- 1013 sqft / 94 sqm
- Potential for a loft conversion or further extension (STPC)
- Reroofed and new windows in 2008 and 2019
- Residents permit parking scheme
- Yards from the River Cam and Midsummer Common. Under 1 mile to the city centre
- 3 bedrooms, 3 receptions, 1 bathroom
- Generous garden. Total plot size - approx 0.05 acres
- No onward chain
- Gas-fired heating to radiators
- Catchment for St Matthew's Primary and Parkside Community College

This attractive late Victorian mid-terrace house on Priory Road is perfectly placed for scenic river walks into the city centre and feeds into well-regarded schools for primary and secondary education.

The property has been extended, and improvements have been made in recent years, which include replacement roofs and double-glazed windows to the rear. The property offers excellent scope for further expansion to the side and a loft conversion (subject to the necessary planning consents).

The accommodation retains original period features and is found in good decorative order throughout. The accommodation comprises an entrance hall, a front sitting room with a bay window connecting to a dining room with a sash window overlooking the rear aspect, original recess cabinetry and a concealed storage cupboard. A well-equipped kitchen opens into the breakfast room/study extension, which provides access to the rear garden.

Upstairs, the first-floor landing leads to three spacious bedrooms, two of which feature original fireplaces that serve as elegant focal points. The floor is completed by a family bathroom and a separate WC.

Outside
The property boasts a small walled front garden with space for bicycle storage. To the rear, the garden is a particular highlight: a paved patio leads to a lawned area with well-established borders, productive fruit trees and raised beds. A second seating area at the end of the garden provides the perfect spot for evening sun and alfresco dining. Two garden sheds provide ample storage.

Location
Priory Road forms part of the popular Riverside area, conveniently situated a short stroll from the south bank of the River Cam, located less than 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.

Both Midsummer and Stourbridge Commons are situated nearby, as well as Cambridge North Railway Station with regular services to London King's Cross. Cambridge main railway station is just 30 minutes to walk, or via regular buses into town from Newmarket Road roundabout. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by and also local shopping on Burleigh & Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and 'outstanding' respectively.

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.

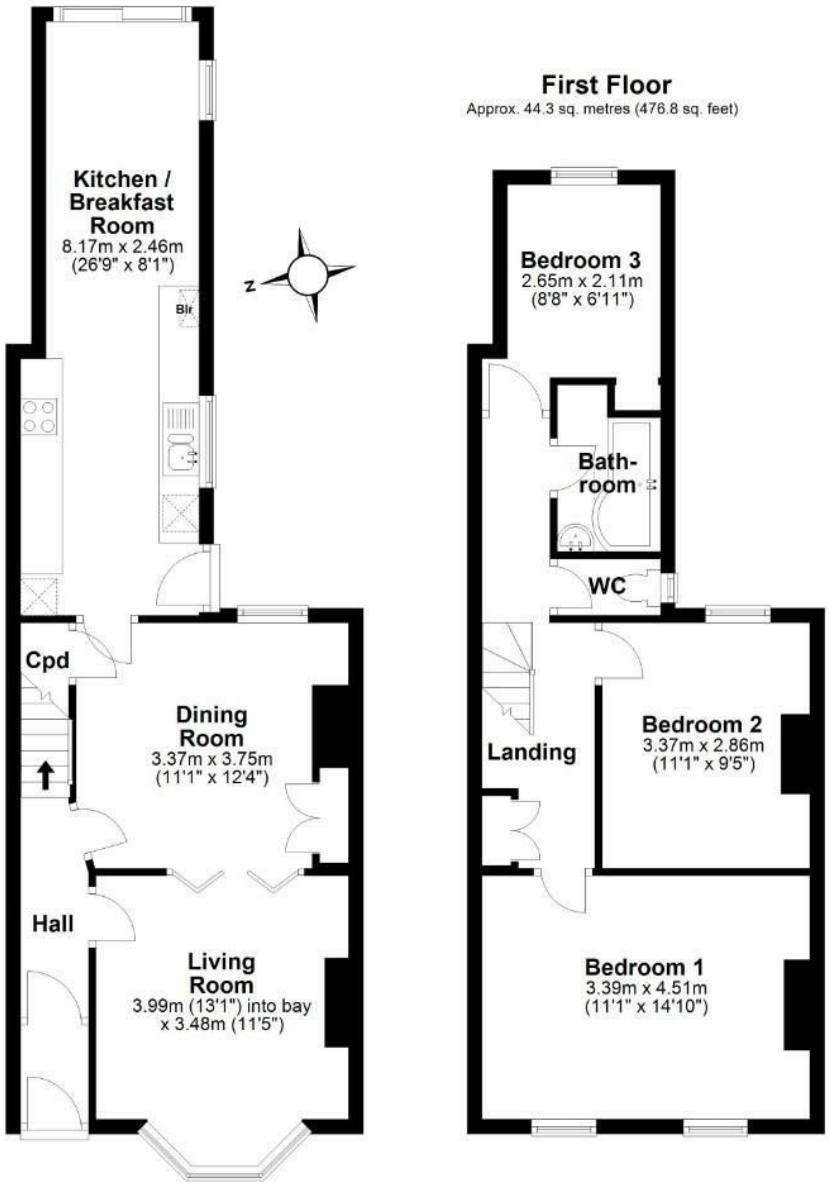






Ground Floor

Approx. 49.8 sq. metres (536.1 sq. feet)

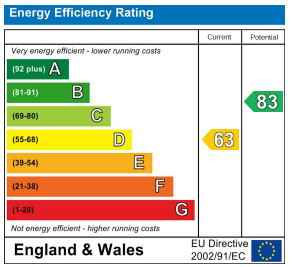


First Floor

Approx. 44.3 sq. metres (476.8 sq. feet)

Total area: approx. 94.1 sq. metres (1012.9 sq. feet)

Drawings are for guidance only
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.















