



86 Richmond Road, Cambridge, CB4 3PT
Guide Price £575,000 Freehold



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01223 323130

A CHARACTERFUL AND DECEPTIVELY SPACIOUS, BAY-FRONTED 1920'S TERRACED HOUSE OFFERING 3 DOUBLE BEDROOMS AND A DELIGHTFUL SOUTHEASTERLY REAR GARDEN, OCCUPYING A HIGHLY CONVENIENT AND SOUGHT-AFTER LOCATION TO THE NORTHWEST OF THE CITY CENTRE.

- 1920' terraced house
- 3 double bedrooms and a family bathroom
- Generous & mature, southeasterly rear garden
- EPC rating: D (58)
- Entrance hallway, living room, dining room and kitchen
- Plot size of 0.06 acres
- Residents permit parking
- Gas-fired heating to radiators
- Scope for expansion (STPP)
- Ideal location for access to the city centre and colleges

This bay-fronted, terraced house is well-presented and benefits from a number of period features such as fireplaces and picture rails. It is very well located on a quiet no through road, in a sought-after residential area which is within easy reach of the city centre and falls within the catchment for Mayfield Primary School and Chesterton Community College. The property occupies a generous plot offering scope for expansion, subject to the relevant consents.

On the ground floor, the entrance hall has stairs to the first floor with storage under and access to the principal rooms. The front living room features a bay window and an attractive fireplace (not currently used). At the rear, the dining room also includes a fireplace and has French doors providing views of and access to the rear garden. With a range of fitted base and wall units, the kitchen has wood-effect worktops with tiled splashbacks, space for cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine and a glazed door to the rear garden.

On the first floor, there are three double bedrooms, two of which include feature fireplaces, with one including a walk-in cupboard. The family bathroom is partly tiled and fitted with a two-piece suite including panelled bath with shower attachment, wash basin and storage cupboard. There is a separate WC.

Outside, the property is set back from the pavement behind a paved garden with fencing. Gated pedestrian access leads to the delightful rear garden, which is well-established and enjoys a southerly aspect. It is fully enclosed and predominantly lawned, with a patio area, trees and shrub borders.

Location

Richmond Road, a no-through road, is a highly sought-after residential location situated just off Huntingdon Road, around a mile north of the city centre, with its combination of ancient and modern buildings, excellent choice of schools and wide range of shopping facilities. Local shopping is available nearby and the property is close to good local schools including Mayfield Primary and Chesterton Community College.

Histon Road Recreation ground is just a few minutes' walk away and includes a runway, football goals and children's playground with a climber and swings. Cambridge city is easily accessible on foot or by bicycle. Both the Cambridge railway stations are just over 2 miles away and provide a regular and direct service into both London Liverpool Street and London King's Cross with journey times from just 50 minutes.

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

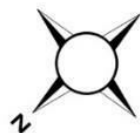
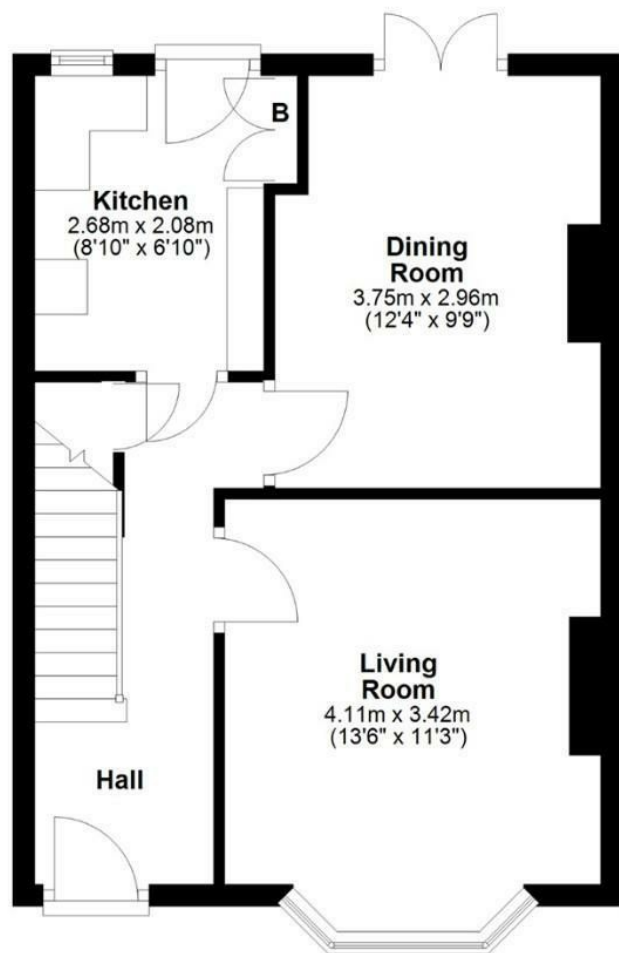
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

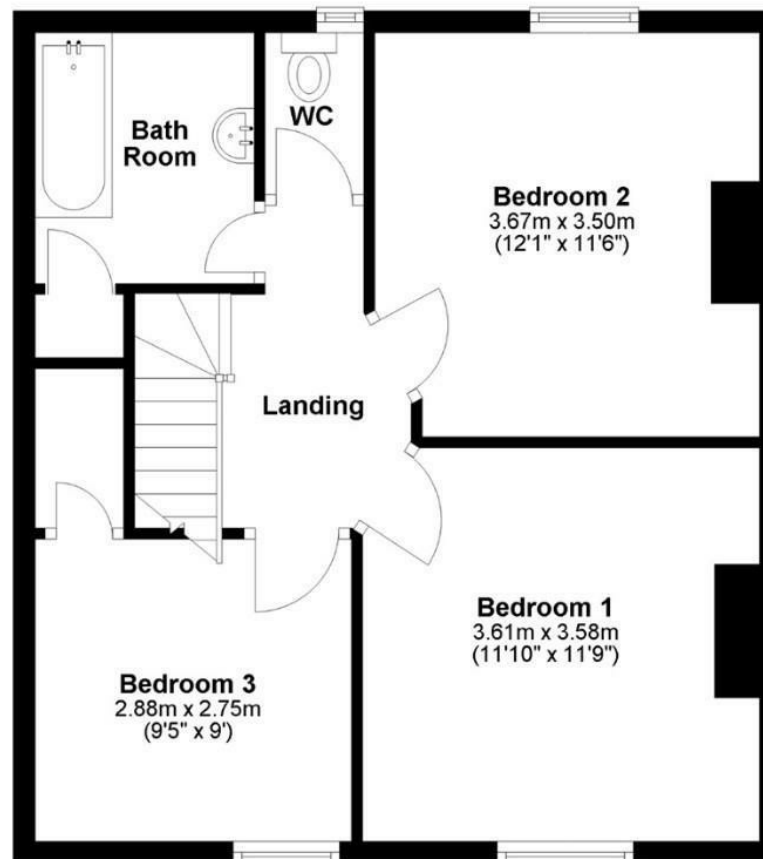
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 86 sqm (925 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

