



140 Cromwell Road, Cambridge, CB1 3EG
Guide Price £430,000 Freehold



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AN EXTENDED 1930'S BAY-FRONTED HOME WITH DRIVEWAY PARKING, A GARAGE AND A PRIVATE GARDEN EXTENDING TO 50FT, ENJOYING A CONVENIENT LOCATION IN ROMSEY TOWN AND FOR SALE WITH NO CHAIN.

- 800 sqft / 75 sqm
- 2 bed, 2 recep, 1.5 bath
- Total plot size - 0.04 acres
- Gas-fired heating to radiators
- EPC – D / 59
- Mid-terraced house
- East-facing garden measuring 50ft x 14ft
- Built in the 1930s
- Driveway and garage
- Council tax band - C

This established home is in need of sympathetic updating in areas, yet offers an exciting opportunity to acquire a 1930's home in a vibrant and exciting part of the city. The accommodation briefly comprises an entrance hall with space for coats and footwear with stairs to the first floor. There is a bay-fronted living room with a built-in cupboard and access to a cloakroom W.C. Double doors open onto a bright kitchen/breakfast room, which has a modern range of fitted units, various integrated appliances, and space/plumbing for freestanding appliances. There is a double-glazed conservatory, which benefits from the morning sun and pleasant views over the rear gardens.

Upstairs are two bedrooms, the principal room including built-in wardrobes. The first-floor shower room comprises a wash hand basin, corner shower enclosure and a low-level W.C.

Outside, the front of the property has a paved driveway and a small open-plan garden, which is predominantly shingled for ease of maintenance. There is also a garage located at the foot of the garden, offering scope to convert to a home office with access back to Cromwell Road. The garden measures 50ft x 14ft, has a paved terrace with a shingle border and a pathway to the remainder of the garden, which is mainly laid to lawn and stocked with various shrubs and trees.

Agent's Note

We understand the property is currently going through probate proceedings. Probate is yet to be granted.

Location

Cromwell Road is conveniently situated just off Coldham's Lane, less than half a mile from Mill Road in the favoured Romsey Town area.

The area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for all ages. The property is located just 1.5 miles from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of eateries.

Cromwell Road is well placed for the mainline station to London King's Cross & London Liverpool Street, as well as Addenbrooke's Hospital which is situated just 2.5 miles from the property.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

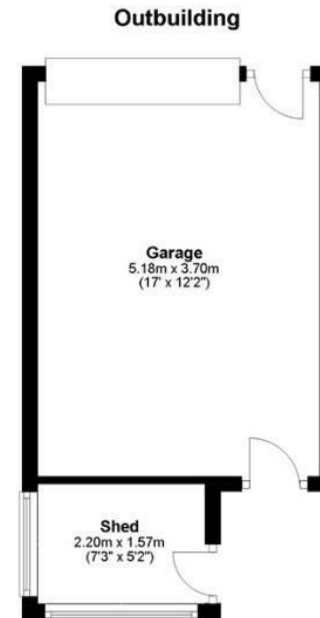
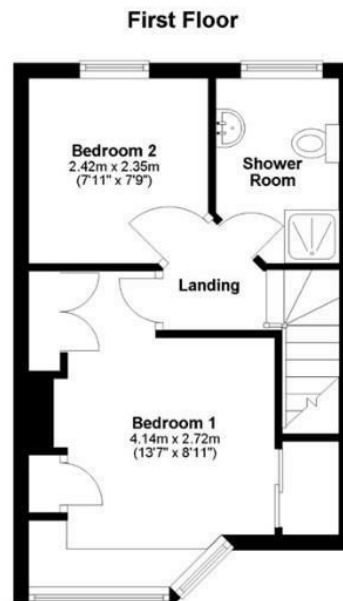
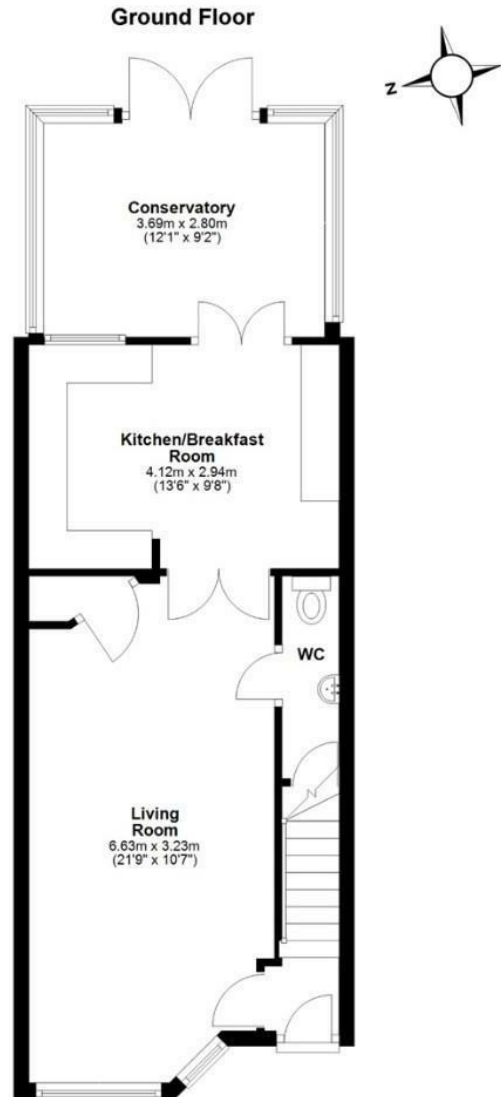
Fixtures and Fittings

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.





Approx. gross internal floor area 75 sqm (800 sqft) excluding Outbuildings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

