



35 Halifax Road, Cambridge, CB4 3QB
Guide Price £575,000 Freehold



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AN ATTRACTIVE THREE-BEDROOM, BAY-FRONTED EDWARDIAN HOUSE PROVIDING EXTENDED ACCOMMODATION IN NEED OF SYMPATHETIC MODERNISATION, CLOSE TO HUNTINGDON ROAD AND THE CITY CENTRE. OFFERED FOR SALE WITH NO ONWARD CHAIN.

- 966 sqft / 89 sqm
- 3 bedrooms, 2 receptions, 1 shower room & WC
- North-west facing rear garden with storage sheds
- No onward chain
- Resident street parking permits available
- Edwardian bay-fronted terrace house
- Conservatory extension
- Plot size - 0.04 acres
- EPC – D / 63
- Gas-fired central heating system to radiators (Combi boiler)

This extended mid-terrace house on Halifax Road has an attractive bay-fronted façade and offers excellent scope for expansion, alteration and modernisation, subject to planning consent.

The property forms an attractive terrace within this desirable residential area located surprisingly close to the historic centre and within easy reach of a wide range of facilities, Histon Road Recreation Ground and well-regarded schools.

The property is set back from the road behind an enclosed front garden, which provides a timber store and room for bicycle storage.

An enclosed lobby area leads to a semi open-plan sitting/dining room (formerly two rooms) with a bay window overlooking the front aspect, a feature fireplace, access to a WC and a full-height glazed door opening to the rear garden. A staircase from the dining area leads to the first-floor accommodation.

A generous and well-equipped kitchen in need of modernisation connects to the conservatory extension via glazed sliding doors. The conservatory provides complete views of and access to the garden.

Upstairs, the landing area leads to a shower room and three bedrooms.

Outside, the rear garden has a north-west facing aspect, is fully enclosed with access to a rear lane via a generous storage shed. The garden is predominately laid to paving, has a raised garden pond and established hedging to one side.

Location

Halifax Road runs between Huntingdon Road and Richmond Road and forms part of a highly regarded residential area lying about 1.25 miles North West of Cambridge. There is a good range of local shopping available on Histon Road, a recreation ground which is accessed via Richmond Road 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 - 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.





Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

