



30 Newnham Road, Cambridge, CB3 9EY
Guide Price £635,000 Freehold



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A SUPERB, THREE-STOREY PERIOD CITY RESIDENCE OFFERING AN EXCELLENT BLEND OF CONVENIENCE AND CHARACTER, SITUATED A STONE'S THROW FROM THE HISTORIC CENTRE. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 83 sqm / 892 sqft
- 3 bedrooms, 1 shower room
- Spacious living room with bi-folding doors
- Gas-fired heating to radiators
- Courtyard garden and roof terrace
- Mid-19th Century, mid-terrace house
- Extensively remodelled and improved
- Residents permit parking
- Plot size - approx 0.02 acres
- Period features incl. sash windows and fireplaces

30 Newnham Road forms part of a very charming, mid-19th Century terrace and is of traditional, brick construction under a mansard roof. The property has been thoughtfully and comprehensively remodelled by the current owners and offers characterful accommodation with period features, which has been well-adapted for modern living. It occupies a superb, central location to the west of the city near to Mill Pond, very conveniently placed for access to the historic centre and many of its colleges and University departments.

An inner porch opens into the kitchen, which has a terracotta tiled floor and a range of fitted units with wooden worksurfaces, tiled splashbacks, inset stainless steel sink, fitted electric oven with gas hob over, space and plumbing for a washing machine and dishwasher, and space for a fridge/freezer. To the rear, there is a very impressive living/dining room, which benefits from a wood-burning stove and an abundance of light, courtesy of bi-folding doors to the garden and a partially glazed roof.

On the first floor, the family shower room is fitted with a three-piece suite comprising a double shower cubicle, a wash basin with vanity unit, a WC, and a heated towel rail. There are two bedrooms, with the rear bedroom being a generous double in size and featuring a cut-out mezzanine section to the rear with a wooden balustrade.

On the second (top) floor, there is a large window at the top of the stairway and the master bedroom, which has a cupboard housing a new combination boiler, a hatch to the attic space, and access to a superb, private roof terrace. The terrace provides a very pleasant outdoor space with attractive views over gardens and of nearby Listed college buildings.

Outside, there is a very private, low-maintenance, walled courtyard garden to the rear. It is fully enclosed and paved, with well-stocked raised beds. We are advised the property is eligible for a residents parking permit in nearby streets.

Location

30 Newnham Road is situated in the highly sought-after and historic residential district of Newnham, widely regarded as one of Cambridge's premier city-centre locations. The property is situated just a short stroll from the historic city centre, university departments, and the University Library. For the commuter, Cambridge Station offers fast mainline links to London. The immediate area boasts superb amenities, including the renowned Newnham Croft Primary School, a traditional butcher, and a bakery.

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 /leasehold interest.

Viewing

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





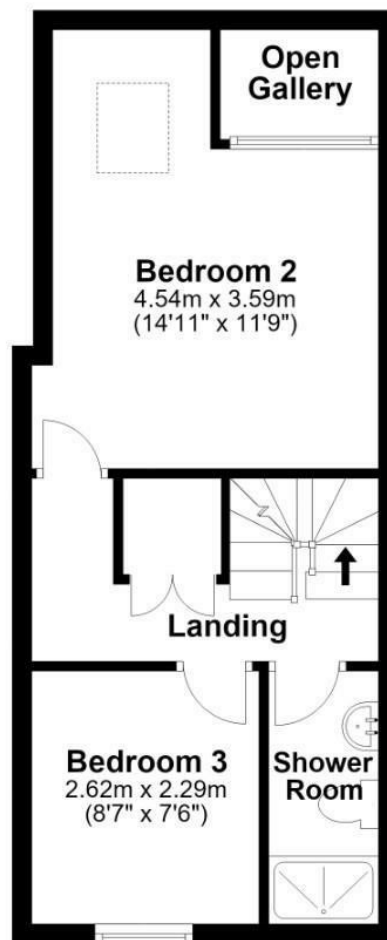
Ground Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



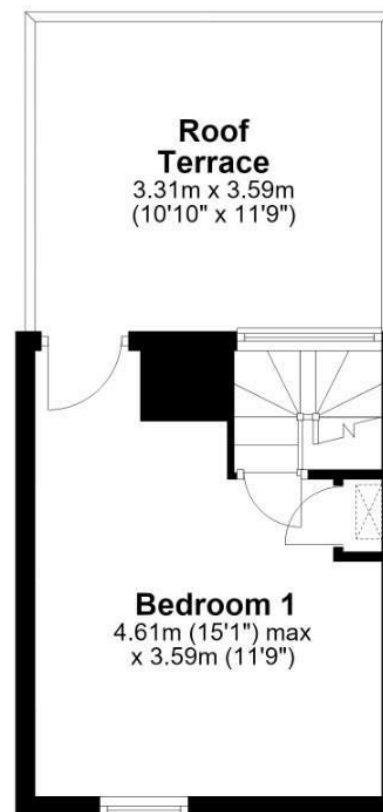

First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



Second Floor

Approx. 16.5 sq. metres (178.1 sq. feet)
(excluding Roof Terrace)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	87
	EU Directive 2002/91/EC	



