



201 Mill Road, Cambridge, CB1 3AN
Offers Over £550,000 Freehold



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AN ATTRACTIVE, BAY-FRONTED VICTORIAN HOUSE, WHICH OFFERS WELL-PLANNED ACCOMMODATION CURRENTLY ARRANGED AS A FIVE-BEDROOM HMO INCLUDING AN ADDITIONAL BASEMENT STUDIO. OFFERED WITH NO ONWARD CHAIN.

• 3 bed terraced house • Separate self-contained 1 bed studio • Run as a 5 bed HMO • 2 reception rooms, 2 shower rooms • 111.3 sqm / 1198.1 sqft • Street parking • Plot size - approx 0.04 acres • Gas-fired heating • Period features • Income potential in a city location

This bay-fronted period house provides well-proportioned accommodation arranged over two floors in addition to a separate lower ground floor annexe accessed via the garden. The property is currently operated as a five-bedroom HMO with an additional basement annexe and currently generates an annual income of £40,800.

The property offers versatile use and could easily be converted back to a family home.

The ground floor accommodation comprises of an entrance hall, bay-fronted living room with an attractive period fireplace, dining room (currently used as a bedroom) and a kitchen/breakfast room.

The first-floor accommodation comprises of three good-sized double bedrooms and a shower room.

The basement studio is fitted with a kitchenette and an ensuite.

Outside, there is a large, enclosed garden with rear access.

Location

Mill Road is situated close to Parker's Piece and Petersfield and within walking or cycling distance of the city centre, Grafton Centre, Anglia Ruskin University and many other facilities offered by the University. Local shopping is available on Mill Road itself with a wide range of unique shops along with private and state schools for all age groups within the city.

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.

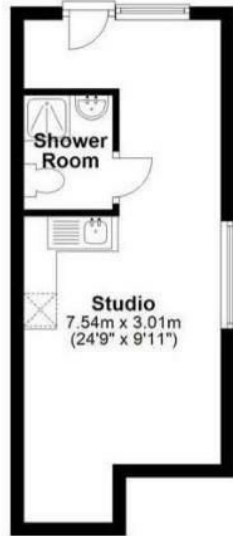
Viewing

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



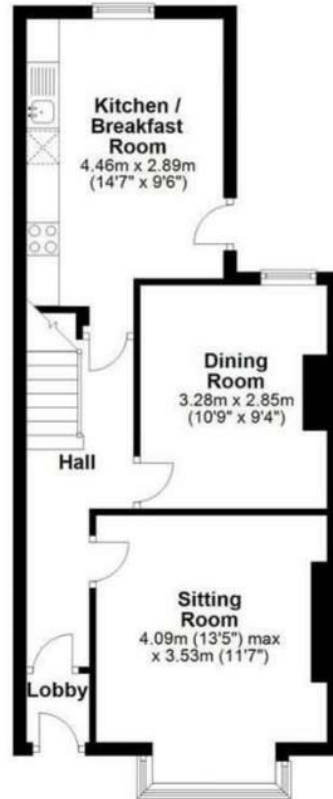
Basement Studio

Approx. 22.4 sq. metres (241.2 sq. feet)



Ground Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 111.3 sq. metres (1198.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



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	EU Directive 2002/91/EC

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