


45 Priory Road, Cambridge, CB5 8HT

Guide Price £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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**A CHARMING, DETACHED VICTORIAN HOME OFFERING VERSATILE ACCOMMODATION, CURRENTLY ARRANGED AS TWO SELF-CONTAINED, TWO-BEDROOM APARTMENTS, WITH POTENTIAL FOR IMPROVEMENT AND CONVERSION BACK TO ONE DWELLING. OFFERED FOR SALE WITH NO ONWARD CHAIN.**

- Detached Victorian property
- Total 4 bedrooms, 3 bathrooms, 3 reception room
- First floor - 695.5 sqft / 64.7 sqm
- Gas-fired heating to radiators
- Yards from the River Cam and Midsummer Common. Under 1 mile to the city centre
- Currently arranged as 2 apartments
- Ground floor - 678.7 sqft / 63.1 sqm
- Plot size - approx 0.05 acres
- Residents permit parking scheme
- Catchment for St Matthew's Primary and Parkside Community College

Occupying a desirable position in the heart of the sought-after Riverside area, this attractive detached Victorian property presents a rare opportunity to acquire a characterful home with considerable versatility and scope for enhancement.

Retaining a number of period features, including sash-style windows, decorative fireplaces and high ceilings, the property offers well-proportioned accommodation arranged over three floors. Currently configured as two separate two-bedroom apartments, the building provides an appealing opportunity for investors or those wishing to explore reinstating the property as a substantial single-family residence, subject to any necessary consents.

The ground floor apartment extends to approximately 679 sqft and features a generous living and dining room, a fitted kitchen, two bedrooms and a shower room.

The upper apartment occupies the first and second floors, extending to approximately 696 sqft. The first floor comprises a sitting room with an attractive period fireplace, a separate kitchen, a second bedroom and a family bathroom. A spiral staircase rises to the second floor, where the principal bedroom benefits from an ensuite shower room.

Outside, the property enjoys a private, enclosed rear garden, and paved courtyard area with gated side access.

**Agents Note**
Ground Floor EPC Rating - D / 60
First Floor EPC Rating - E / 48

**Location**
Priory Road forms part of the popular Riverside area, conveniently situated a short stroll from the south bank of the River Cam, located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are situated nearby, as well as Cambridge North Railway Station with regular services to London King's Cross. Cambridge main railway station is just 30 minutes to walk, or via regular buses into town from Newmarket Road roundabout. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by and also local shopping on Burleigh & Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and 'outstanding' respectively.

**Tenure**
Freehold

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

**Statutory Authorities**
Cambridge City Council.
Council Tax Band (both apartments) - B

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

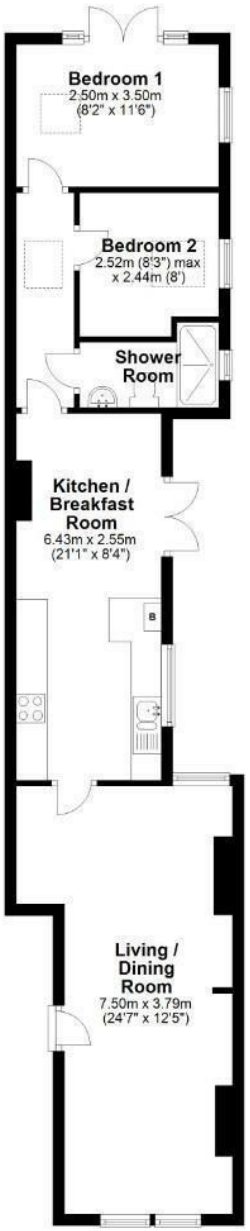
**Viewing**
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





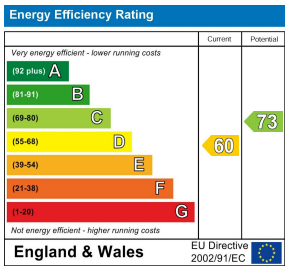
## Ground Floor

Approx. 63.1 sq. metres (678.7 sq. feet)




Total area: approx. 63.1 sq. metres (678.7 sq. feet)

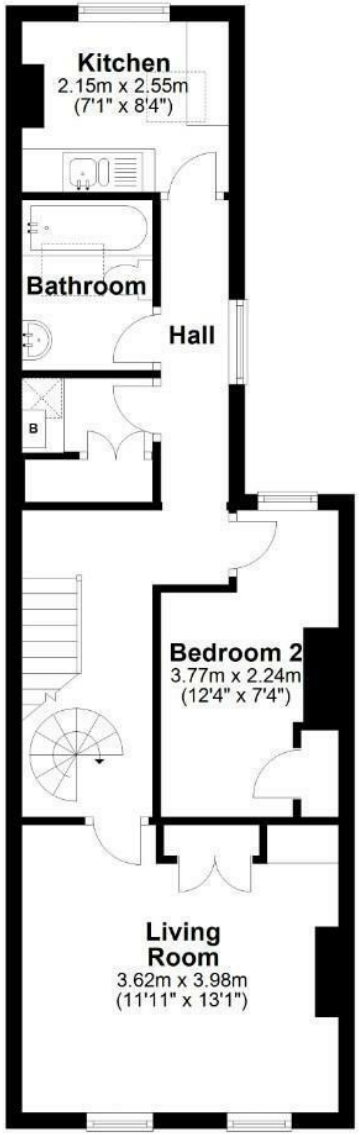
Drawings are for guidance only
Plan produced using PlanUp.




**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.**

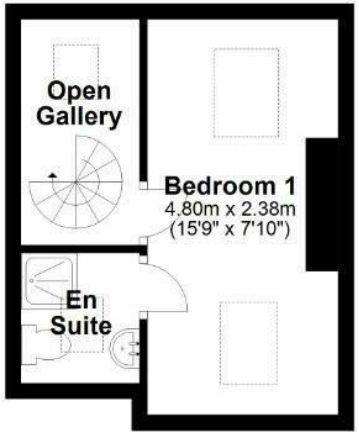
## First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)




## Second Floor

Approx. 18.7 sq. metres (201.1 sq. feet)




Total area: approx. 64.7 sq. metres (695.9 sq. feet)

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