



3 Marmora Road, Cambridge, CB1 3PY  
Offers Over £425,000 Freehold

REDMAYNE  
ARNOLD  
& HARRIS

rah.co.uk  
01223 323130



**A CHARMING TWO-BEDROOM, END OF TERRACE VICTORIAN HOME, LOCATED IN ROMSEY TOWN AVAILABLE WITH NO ONWARD CHAIN.**

- Victorian end of terrace property
- 750 sqft / 69 sqm
- Plot size - 0.02 acres
- Gas-fired heating to radiators
- Council tax band - C
- 2 beds, 1 bath, 2 reception rooms
- Popular location
- On street parking
- EPC - E / 52
- No onward chain

A much improved and extended Victorian home, conveniently situated just off Mill Road with its wide range of amenities, within a mile from Cambridge Station.

Upon entry to the property you have an entrance hall, a well-appointed kitchen with range of base and eye-level units, integrated fridge/freezer, gas hob, electric fan oven, an inset stainless steel sink with mixer tap and space for white goods. The open plan living/dining room offers flexible accommodation, with French doors leading to the garden.

The first-floor accommodation comprises of two good-sized double bedrooms and a family bathroom, fitted with a modern four-piece suite.

Outside the garden is mostly laid to lawn, with gated rear access and a shed. There is ample on street parking on Marmora Road.

**Agent's Note**

Please note that these photos were taken before the current tenants' occupancy.

**Location**

Marmora Road is situated off Mill Road and well placed for the city centre and railway station. Local shopping is available on Mill Road itself with a wide range of independent shops, bars and cafés. Sainsburys supermarket is just around the corner on Brooks Road. Addenbrooke's Hospital, Cambridge Railway Station and the city centre are all close by and within cycling or walking distance.

**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**

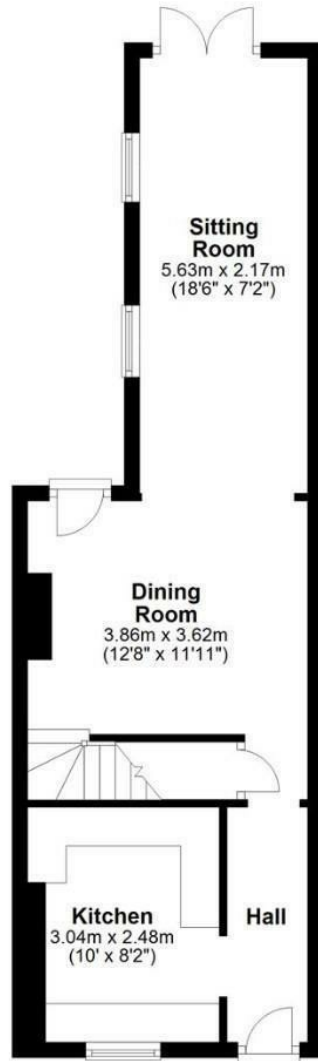
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



## Ground Floor



## First Floor



Approx. gross internal floor area 69 sqm (750 sqft)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>52</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



