



114 Milton Road, Cambridge, CB4 1LB
Offers Over £700,000 Freehold



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A DETACHED AND RATHER UNIQUE VICTORIAN HOME WITH DRIVEWAY PARKING FOR FOUR VEHICLES, CONVENIENTLY SITUATED ON THE CITY END OF THE ROAD IN WEST CHESTERTON, JUST OVER A MILE FROM MARKET HILL.

- 1075 sqft / 100 sqm
- Victorian detached home
- 161 sqm / 0.04 acre
- Council tax band - D
- 3 bed, 2 recep, 1 bath
- Driveway parking
- Gas-fired heating to radiators
- EPC - D / 58

114 Milton Road is a rather special detached house of traditional brick-built construction under a slate roof. The property has served as a wonderful home for over twenty-four years and offers several unique features, including a mezzanine bedroom and a delightful Virginia Creeper covering the front of the house.

The accommodation briefly comprises a bay-fronted sitting room with built-in cupboards and an adjoining dining room, currently serving as a reading room with shelving and benefitting from southerly aspects. The kitchen/breakfast room has a range of base and wall-mounted units; integrated appliances include an oven and a four-ring gas hob with an extractor over. The entrance hall has space for coats and footwear, stairs to the first floor and leads through to an inner hall and a versatile family room with double doors opening onto the private garden.

Upstairs are three bedrooms, two of which are comfortable doubles. Bedroom 3 has a mezzanine and the landing provides access to a large loft area offering an abundance of storage. The bathroom has a sunken bath and separate corner shower enclosure, complemented by attractive tiling and inset spotlights.

Outside, the front of the property is set back behind an extensive driveway providing off road parking for up to four vehicles. Steps lead down to the main entrance and a useful outdoor storage area. The south-facing rear garden is a peaceful oasis, predominantly shingled and bordered with a variety of mature beds. There is a storage shed and seating area, as well as rear-gated access for pedestrians and bikes via a car park just off from Herbert Street.

Location

Milton Road is conveniently situated on the north side of the city lying about 1.5 miles from the centre itself, about 0.6 miles south of Cambridge Science Park and 1.1 miles from Cambridge North railway station. There are a range of shops with secondary schooling at Chesterton Community College. The river, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

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

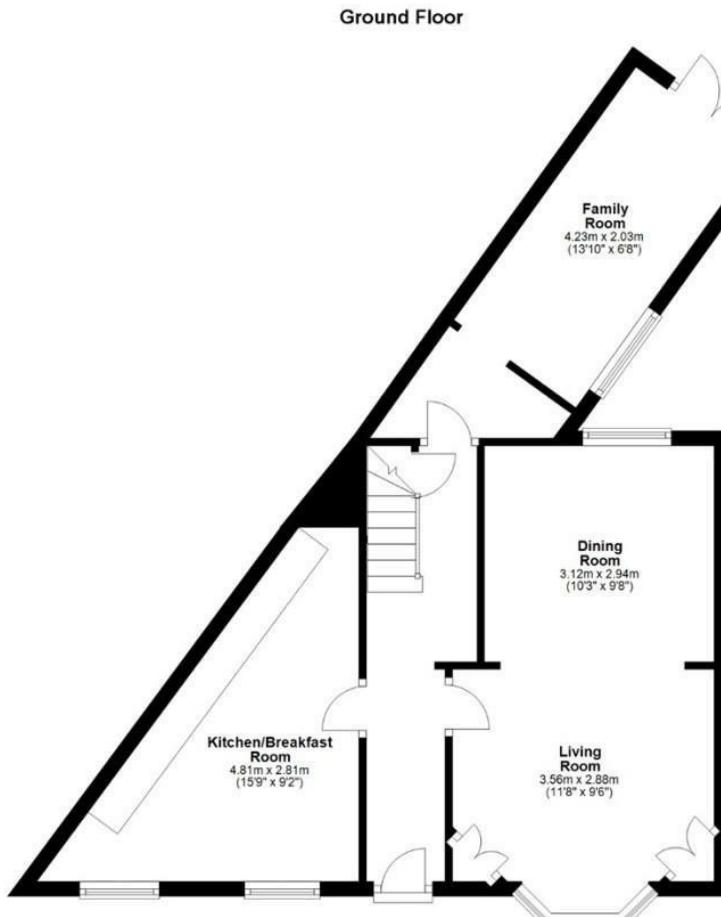
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

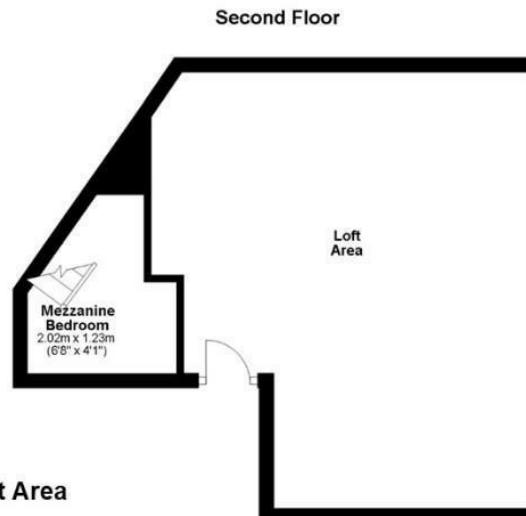
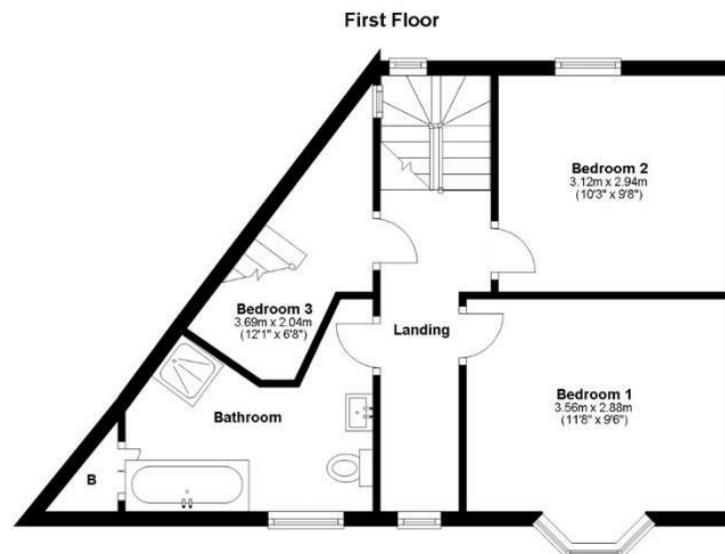
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 100 sqm (1075 sqft) excluding Loft Area



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		53
(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.



