



190 Cromwell Road, Cambridge, CB1 3EQ
Guide Price £450,000 Freehold



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AN EXTENDED AND RECENTLY RENOVATED 1930'S BAY-FRONTED HOUSE WITH DRIVEWAY PARKING, GARAGE, AND A 62FT PRIVATE REAR GARDEN, ENJOYING A CONVENIENT POSITION IN ROMSEY TOWN, FOR SALE WITH NO CHAIN.

- 675 sqft / 63 sqm
- 2 bed, 1 bath, 2 recep
- Driveway and garage
- Gas-fired heating to radiators
- Council tax band – C
- Mid-terraced house
- 202 sqm / 0.05 acre
- 1930
- EPC – C / 74

This delightful 1930's home has recently undergone a comprehensive improvement programme, including a refitted kitchen, bathroom, new carpets, flooring, and new front windows, which were replaced in 2023.

The accommodation briefly comprises a living room with a bay window, benefiting from the afternoon sun and with views over the front of the property. There is an open-plan kitchen dining room, separated by a peninsula. The dining area is carpeted and has a feature fireplace. The kitchen itself has been fitted with a modern range of base and wall-mounted units; appliances include a freestanding washing machine, an integrated oven, and an electric hob with an extractor over. The kitchen is finished with attractive tiling and there is a sliding door opening onto a raised decking area.

Upstairs are two bedrooms, bedroom 1 is a comfortable double and has a bay-window. The bathroom has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail.

Outside, the front of the property has a gravelled driveway and a pathway leading to the main entrance. There is also a garage located at the foot of the garden, offering scope to convert to a home office with vehicular and pedestrian access back to Cromwell Road. The garden itself measures 62ft x 14ft, is mainly laid to lawn and has two decking areas, well suited to alfresco dining.

The property enjoys a near central position in Romsey Town and is available with the added benefit of no onward chain.

Location

Cromwell Road is conveniently situated just off Coldham's Lane, less than half a mile from Mill Road in the favoured Romsey Town area.

The area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for all ages. The property is located just 1.5 miles from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of eateries.

Cromwell Road is well placed for the mainline station to London King's Cross & London Liverpool Street, as well as Addenbrooke's Hospital which is situated just 2.5 miles from the property.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

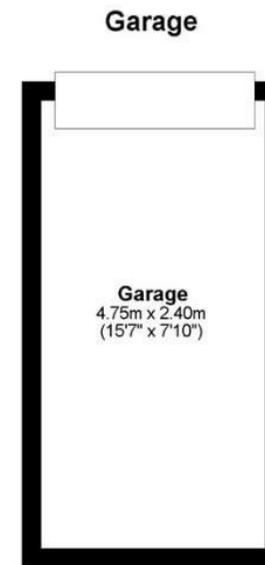
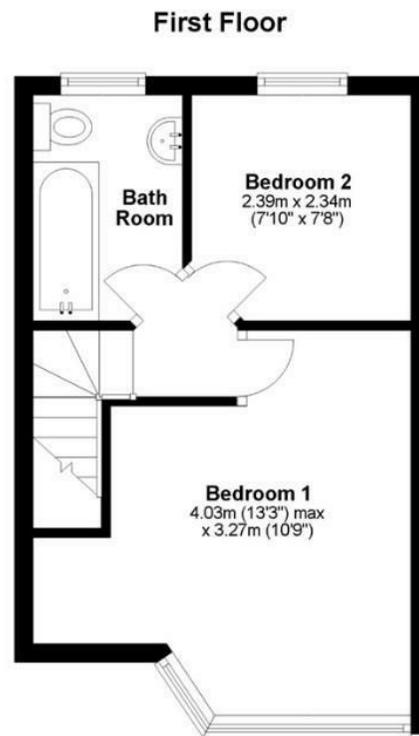
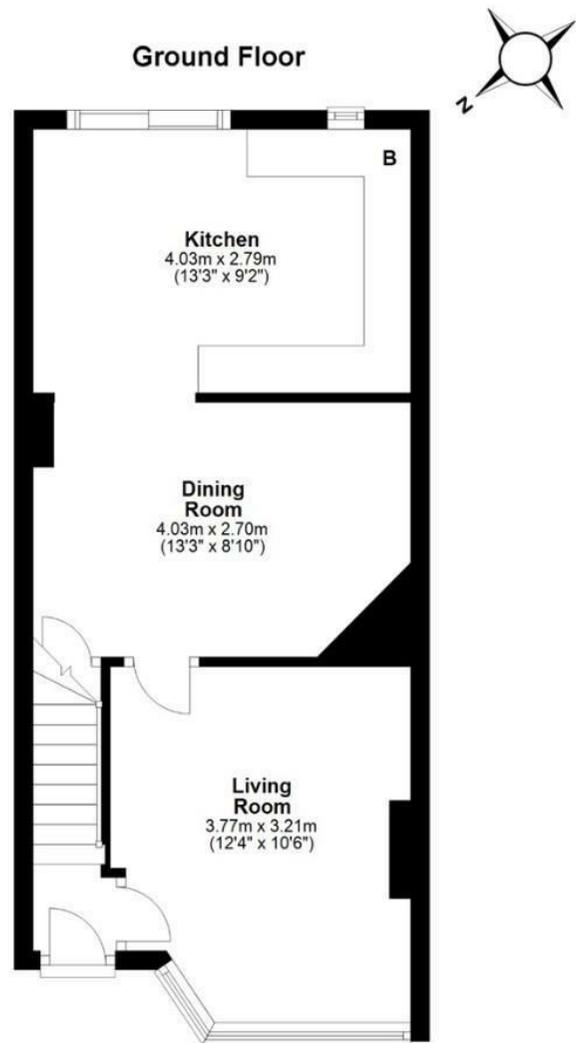
Fixtures and Fittings

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.





Approx. gross internal floor area 63 sqm (675 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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	

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.

