



38 City Road, Cambridge, CB1 1DP
Guide Price £675,000 Freehold



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**A HIGHLY INDIVIDUAL VICTORIAN HOUSE PROVIDING CREATIVE ACCOMMODATION
EXTENDING TO 1160 SQFT WITH WEST-FACING GARDEN AND ROOF TERRACE. SET WITHIN A
PRIME CENTRAL RESIDENTIAL AREA, CLOSE TO THE HISTORIC CENTRE.**

- 1160 sqft / 108 sqm
- Victorian terrace house
- Two storey rear extension with first-floor balcony
- 3 bedrooms, 2 receptions, study, 2 bathrooms
- West-facing rear garden and roof terrace
- Residents permit parking scheme
- Gas-fired heating to underfloor
- EPC - D / 64
- Plot size - 0.03 acres
- Prime central residential location

38 City Road is a broad Victorian terrace house benefitting from a striking two storey rear extension, which incorporates a first-floor balcony linking to a roof terrace.

This individual period home located within the Kite area of the city, offers light, spacious and well-presented accommodation over two floors, with the benefit of a generous, west-facing rear garden providing rear pedestrian access. The main shopping area, outstanding schools and large green spaces are all within walking distance.

The accommodation comprises a reception hall, a charming dining room with attractive period features opening into a modern and well-equipped kitchen. This provides an extensive range of cabinetry and drawers, granite working surfaces and integrated appliances. A generous sitting room to the rear has a central feature fireplace, restored floorboards, a bespoke media unit with additional storage, complete views of and access to the garden.

The first-floor accommodation offers a family bathroom suite with a fold-away staircase rising to a boarded loft space, study and three bedrooms. The principal bedroom provides bespoke fitted storage space and en suite facilities. Access to the first-floor balcony is via an inner hallway. The balcony provides a fold-away staircase leading to a roof terrace offering views across the city.

Outside, the rear garden is fully enclosed with a west-facing aspect and gated pedestrian access. This charming walled garden is predominately laid to paving with well-stocked flower beds. There is a timber shed ideal for garden storage.

Agent's Note

Gated pedestrian access from rear garden.

Location

City Road forms part of an established area known as the Kite conveniently located between the Grafton Centre and the shops of Burleigh Street and Fitzroy Street, including Waitrose supermarket. In addition, Parker's Piece, Christ Pieces, Midsummer Common, the city centre and the river, together with several colleges and University departments, are within walking or cycling distance.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council
Council Tax Band - E

Fixtures and Fittings

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

Viewing

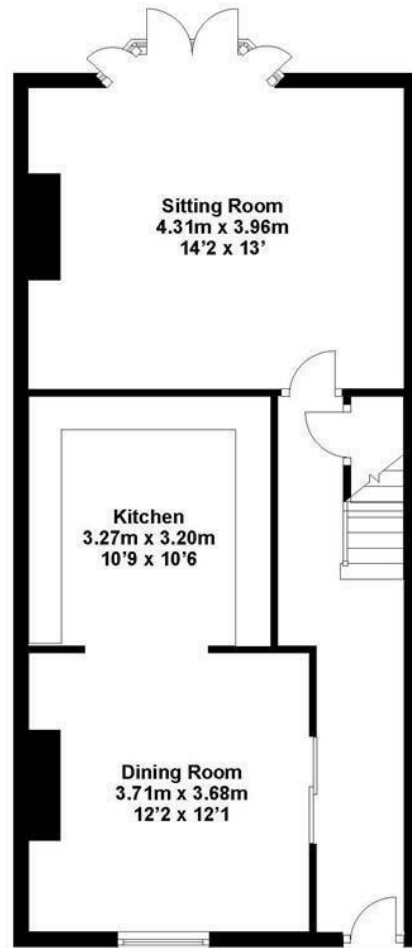
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



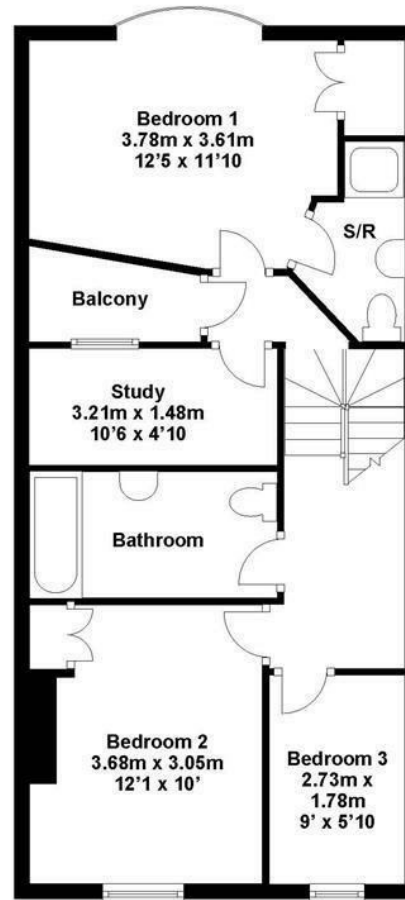


38 City Road, Cambridge

Ground Floor



First Floor



Approx. gross internal floor area 108 sqm (1160 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



