

153 Catharine Street, Cambridge, CB1 3AP

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUPERB THREE-BEDROOM, END OF TERRACE VICTORIAN HOME IN THE HEART OF ROMSEY TOWN, WITH OFF-STREET PARKING AND AVAILABLE WITH NO ONWARD CHAIN.

- End of terraced home
- 957 sqft / 88.9 sqm
- Separate utility room
- Driveway parking
- Scope to extend (STPC)
- Victorian with fine period features
- 3 bedrooms, 1.5 bathrooms, 2 receptions
- Gas-fired heating to radiators
- Plot size - approx 0.04 acres
- EPC - D / 59

153 Catherine Street offers generous accommodation of almost 1000 sqft, with great scope to enlarge the current footprint significantly, with the unusual scope for a two-storey side extension along with a loft conversion potential (subject to planning consents).

This attractive home, benefits from double-glazed windows and retains some original features, whilst occupying a convenient position just off Mill Road, less than a mile from Cambridge Station and just 1.5 miles from Cambridge City centre.

The accommodation comprises of an entrance hall with access to both the living and dining rooms. The living room boasts a feature cast iron fireplace with tile inserts and wood surround and shelving in both alcoves. The dining room with a window to the rear garden and understairs storage, leads onto the well-appointed kitchen, fitted with a range of base and eye-level units, an integrated oven, a gas hob and extractor, a stainless steel sink and space for a dishwasher and a fridge-freezer. The utility room has room for both a washing machine and a tumble dryer, further storage space and a door providing access to the side of the property. There is a guest w.c. and a family bathroom fitted with a three-piece suite, with a shower over the bath completing the ground floor accommodation.

The first floor comprises of three good-sized double bedrooms.

Outside, there is an enclosed rear garden, mostly laid to lawn with a patio area, and gated side access leading to the front gravelled driveway.

Location
Catharine Street is situated off Mill Road in the fashionable Romsey Town area, about one and a half miles south east of Cambridge's historic city centre. Mill Road itself offers a wide and varied selection of independent shops, restaurants and bars. The mainline railway station is within walking/cycling distance and provides regular services to London's King's Cross and London's Liverpool Street, which take about an hour.

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.

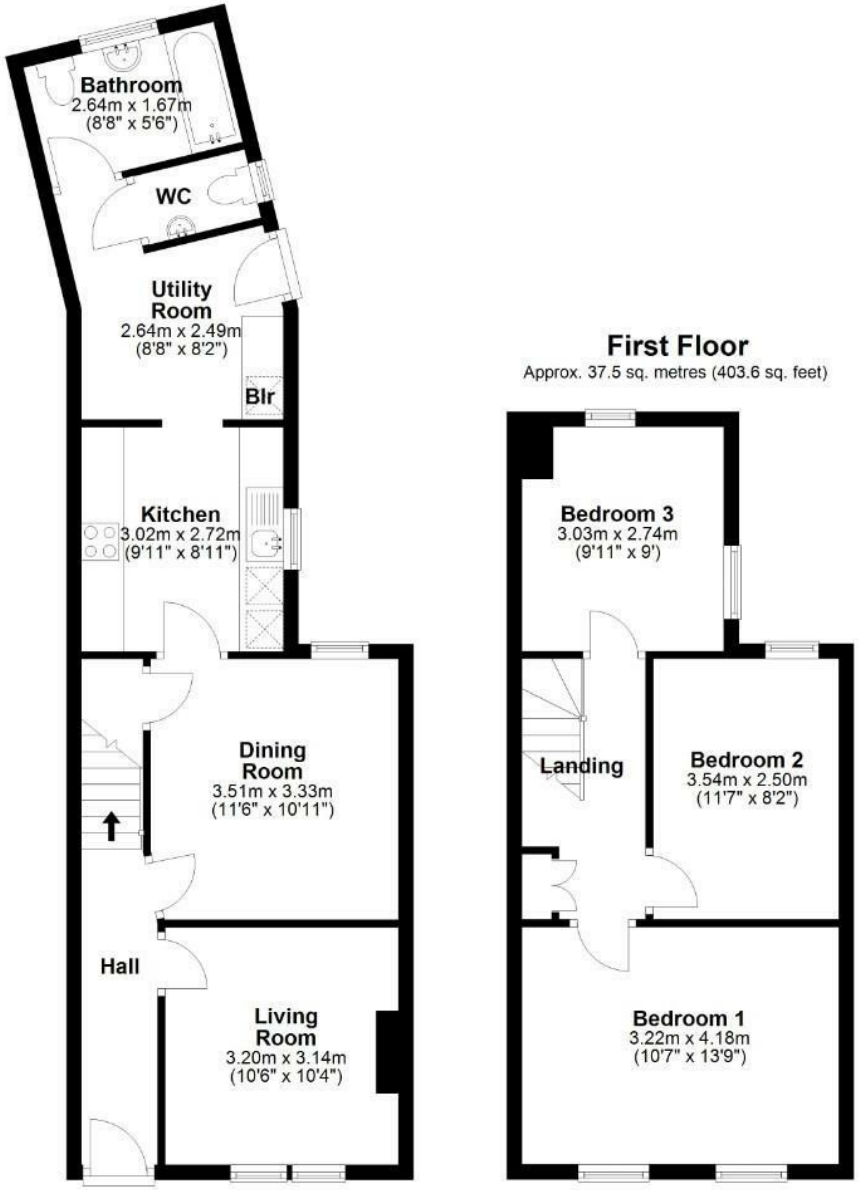
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)

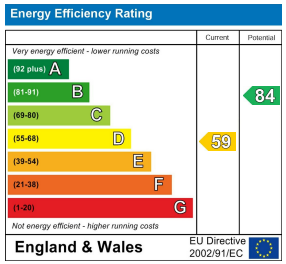


First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)

Total area: approx. 88.9 sq. metres (957.0 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.


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