



31 Malta Road, Cambridge, CB1 3PZ  
Guide Price £425,000 Freehold



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**A BROAD, TERRACED VICTORIAN HOUSE WITH WELL-PROPORTIONED  
ACCOMMODATION INCLUDING 2 DOUBLE BEDROOMS, SET OFF MILL ROAD IN  
THE POPULAR ROMSEY AREA, AVAILABLE WITH NO ONWARD CHAIN.**

- Spacious Victorian, terraced house
- Living room, dining room and kitchen
- Tremendous scope for improvement
- Good-sized rear garden
- Plot size of 0.03 acres
- 2 bedrooms and 2 bathrooms
- 975 sqft / 90 sqm
- Gas-fired central heating to radiators
- On street parking
- EPC rating - D / 64

This terraced Victorian house occupies a desirable location to the east of the city centre, within a stone's throw of a wide range of amenities and a short walk from the railway station. The property is particularly broad in comparison to others in the terrace and would benefit from refurbishment works throughout.

On the ground floor, the entrance hall has stairs to the first floor with a storage cupboard under, as well as access to the front living room and rear dining room. There is a fitted kitchen with a tiled floor, an integrated electric oven with a gas hob and an extractor hood over, space for further appliances, and a side door to the rear garden. At the rear, there is a three-piece shower room.

On the first floor there are two double bedrooms and a large bathroom with a panelled bath, pedestal wash basin, fitted storage and a cupboard housing the combination boiler.

Outside, the rear garden is mainly lawned and fully enclosed, with a sheltered area adjoining the house and a shed to the rear, which has a door at the rear boundary providing pedestrian access.

**Location**

Malta Road is situated off Mill Road, about 1.5 miles east of Cambridge city centre and well-placed for access to both the railway station and Addenbrooke's Hospital. There is a good range of shopping and other facilities in nearby Mill Road Broadway and a Sainsbury's superstore is located on the junction of Coldham's Lane and Brooks Road.

**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 90 sqm (975 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



