



77 Cavendish Road, Cambridge, CB1 3AE
Guide Price £550,000 Freehold

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AN EXTENDED & BEAUTIFULLY PRESENTED PERIOD HOME OF 745 SQFT / 69 SQM WITH OPEN-PLAN LIVING AND A WEST-FACING GARDEN, ENJOYING A QUIET, NEAR CENTRAL CITY LOCATION DIRECTLY OFF OF MILL ROAD IN ROMSEY TOWN, WITHIN EASY REACH OF CAMBRIDGE TRAIN STATION AND THE CITY CENTRE – FOR SALE WITH NO CHAIN

- 745 sqft / 69 sqm
- 2 bed, 2 recep, 1 bath
- 80 sqm / 0.02 acre
- On-street parking
- Council tax band - C
- Mid-terraced house
- 1800's
- Gas-fired heating to radiators
- EPC – D / 66

No.77 Cavendish Road is a much improved period home of traditional brick elevations under a slate roof, retaining various period features and situated close to the heart of Romsey Town. The property has been thoughtfully extended to incorporate an impressive open-plan kitchen/dining room with skylights, and a central island with a breakfast bar.

The property is entered via a solid timber door with fanlight over, leading to a bright living room that benefits from the morning sun and a feature fireplace, contrasted by attractive tiled inserts. The kitchen has been fitted with a comprehensive range of units and is finished with solid oak worktops; appliances include a range-style oven with an extractor over. A door from the kitchen opens onto the garden and stairs from the dining area lead up to the first floor. Floor coverings are a mix of solid hardwood and tiles that both compliment the deco / kitchen and offer durability.

Upstairs are two generous double bedrooms, the principal bedroom is particularly spacious and has a feature cast-iron fireplace. The bathroom is fitted with a modern white suite comprising a low-level W.C., wash hand basin with storage below, and a panelled bath with shower over, complemented by part tiled walls. The cupboard houses a modern and well-maintained gas boiler.

To the front there is on-street parking and a small, shingled garden, enclosed by metal railings with a tiled pathway to the main entrance. A pedestrian gravelled right of way is entered between No. 85 and 87 and passes across the rear of the neighbouring terraces leading to the west-facing garden, which is predominantly laid to lawn and enclosed by fencing. There is a useful storage shed at the foot of the garden which offers exciting potential and could easily be replaced with a home office / studio space.

Agent's Note

Any offer is on the understanding that completion must take place no earlier than the 1st May 2025.

As is common in many period terraced homes throughout the city, we understand that the neighbouring property No.75 has a pedestrian right of access across the rear of this property. Similarly this property has pedestrian access across the rear of Nos. 79-85.

Location

Cavendish Road lies off of Mill Road about 1.5 miles south-east of Cambridge City Centre. Mill Road itself offers a varied and eclectic selection of shopping, restaurants, bars and other facilities whilst the city centre is within walking or cycling distance.

Romsey Town has a unique atmosphere and a wealth of eateries and superb public houses. There are several parks and schooling is available for all ages.

The location provides easy access to the city centre and the railway station for London Liverpool Street, and King's Cross & the Thameslink network. Cavendish Road is also conveniently situated close to Anglia Ruskin University, Addenbrooke's Hospital and the Biomedical Campus.

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.

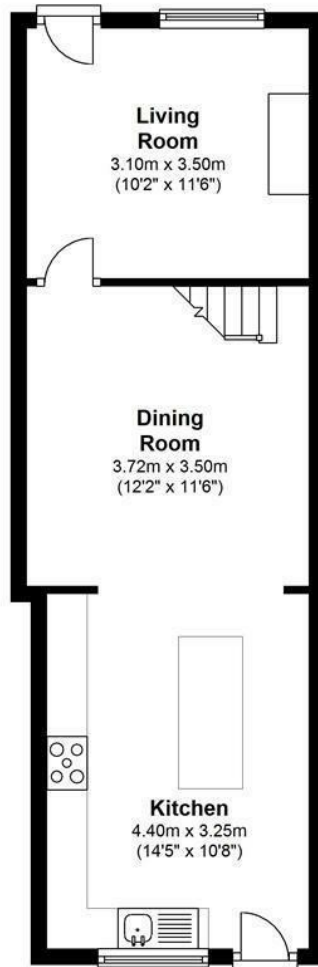
Viewing

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



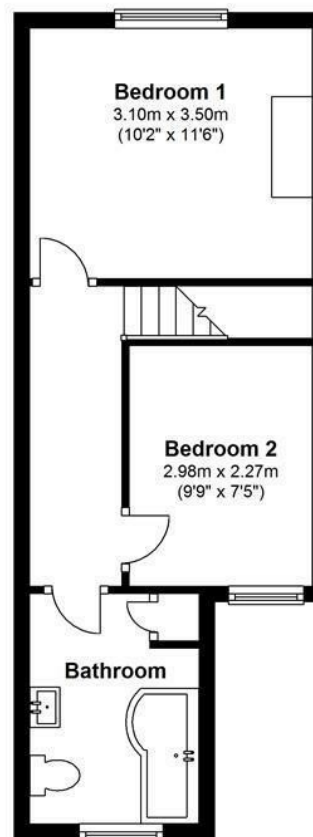
Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



Total area: approx. 69.3 sq. metres (745.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

