



121b Hemingford Road, Cambridge, CB1 3BY
Guide Price £595,000 Freehold



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A RATHER SPECIAL AND UNIQUE MODERN END-OF-TERRACED HOUSE, SITUATED AT THE ROMSEY RECREATION GROUND END OF THIS HIGHLY SOUGHT-AFTER NO-THROUGH-ROAD, AVAILABLE WITH THE BENEFIT OF NO CHAIN.

- End of terraced home
- 2015
- Street parking
- Electric underfloor heating to the ground floor
- Council tax band - C
- 2 beds, 1.5 baths, 1 recept
- West-facing garden
- No onward chain
- EPC - B / 81

This delightful modern, end-of-terrace house was built in 2015, is linked to all mains services, and has underfloor heating to the ground floor with radiators to the first floor. The property is presented beautifully and situated at the northern end of Hemingford, on a no-through road and fronting onto the recreation ground.

There is a kitchen / breakfast room with a stylish range of base and eye-level units; integrated appliances include a fridge/freezer, dishwasher, washing machine, double oven and induction hob with extractor over. There is a bright living room, which benefits from westerly aspects, Velux windows and bi-folding doors to the courtyard garden. Completing the ground floor accommodation is a stylish cloakroom W.C.

Upstairs are two double bedrooms and a modern shower room, complemented by attractive tiling, inset spotlight and a heated towel rail. The landing provides access to a partially boarded loft with a pull-down ladder.

Outside, there is street parking on a first-come, first-served basis. The front of the property is a stone's throw from Romsey Recreation Ground. A side gate leads to a west-facing courtyard garden which has a covered seating area, well suited to alfresco dining. The property is partially enclosed by a raised wall and backs onto gardens for No.'s 121 and 121A respectively.

Location

Hemingford Road is situated in the fashionable Romsey Town area, being within walking or cycling distance of the railway station and the city centre. A wide range of local shopping is available on Mill Road with a range of independent shops, cafés and restaurants along with private and state schools for all age groups in the city. Addenbrooke's Hospital and Biomedical Campus are within easy reach.

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

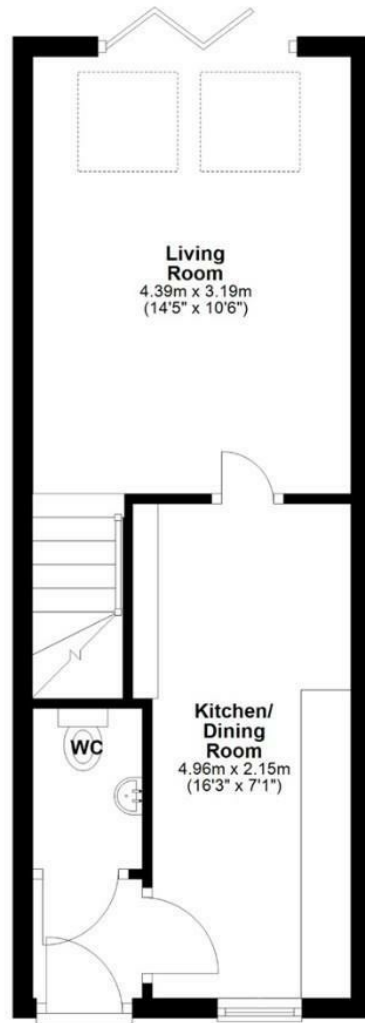
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



First Floor



Approx. gross internal floor area 59 sqm (635 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	81	
(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

