



48 Stourbridge Grove, Cambridge, CB1 3JA
Guide Price £650,000 Freehold



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A SIGNIFICANTLY EXTENDED, IMPROVED AND UPDATED, 4-BEDROOM MID-TERRACE HOUSE WITH A 121 FT LONG SOUTH-FACING GARDEN WITH A GARAGE, LOCATED ON A PEACEFUL CUL-DE-SAC IN ROMSEY TOWN.

- 1307 sqft / 121 sqm
- 1930's mid-terrace house
- 4 bedrooms, 2 receptions, 2.5 bathrooms
- 37m / 121 ft long south-facing rear garden
- Extended in 2016 and 2018
- Open plan kitchen/dining room
- Gas central heating, fully double glazed
- Garage and parking
- EPC – C / 73
- Council tax band - C

This mid-terrace house on Stourbridge Grove offers modern family accommodation over three spacious floors and a large and well-designed, south-facing garden with garaging and parking.

The property is in a quiet cul-de-sac off Coldham's Lane, yards from Coldhams Common and within easy reach of Mill Road, Cambridge Station and the city centre.

The property has been greatly improved in recent years and benefits from a rear kitchen extension, which was carried in 2016 and a loft conversion in 2018.

The accommodation comprises an entrance hall with concealed understairs storage cupboard and WC. There is a private sitting room with a period fireplace and a bay window with bespoke shutters overlooking the front (garden) aspect. An impressive open plan kitchen/dining/family room provides access to a utility room and garden terrace via bifold doors. This split-level room has a well-equipped shaker style kitchen, which provides ample storage space, solid wood working surfaces with an inset Belfast sink and a range of integrated appliances.

Upstairs, the first-floor landing area leads to three generous bedrooms and a refitted family bathroom suite. The principal bedroom suite is located on the second floor and benefits from a high degree of natural light, eaves storage, space for a study area and an ensuite shower room.

Outside, the property is set behind a neat and enclosed front garden. The rear garden measures 37m x 5.5m and has a favourable south-facing aspect. The garden is predominately laid to lawn with well-stocked borders and a paved pathway leading to a kitchen garden with a polytunnel and a timber shed. There is a large garage with power and lighting, and double gates.

Location

Stourbridge Grove is situated in the ever popular Romsey Town area of the city providing easy access to Mill Road, the city centre, Addenbrooke's Hospital and railway station.

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.

Agent's Note

Subsidence caused minor, non-structural damage. The cause: an apple tree outside the property. This was removed by the council in June 2024 and as such there is no risk of further subsidence. Repairs and redecorating fully completed in January 2025.





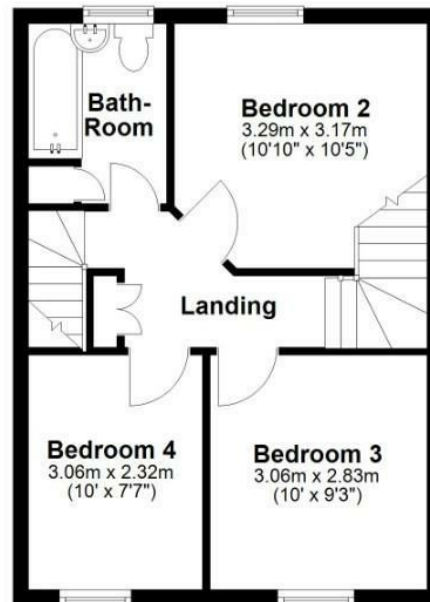
Ground Floor

Approx. 58.3 sq. metres (627.2 sq. feet)



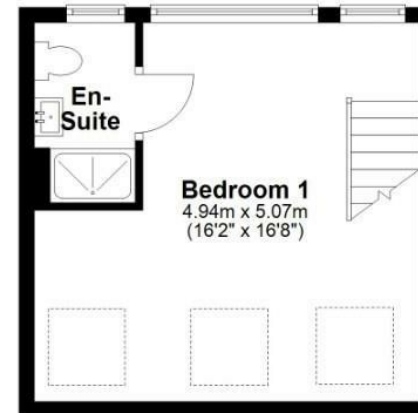
First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Second Floor

Approx. 24.6 sq. metres (264.3 sq. feet)



Total area: approx. 121.5 sq. metres (1307.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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



