



7 Haymarket Road, Cambridge, CB3 0BQ  
Offers Over £900,000 Freehold



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**AN OUTSTANDING THREE BEDROOM EDWARDIAN TOWNHOUSE PROVIDING SPACIOUS ACCOMMODATION ON THREE FLOORS OF ABOUT 1430 SQFT WITH SOUTH FACING GARDEN, IN THIS SOUGHT AFTER AREA JUST TO THE NORTH OF THE HISTORIC CENTRE OF THE CITY. OFFERED WITH NO ONWARD CHAIN.**

- Mid terrace, Edwardian property
- 3 bedrooms, 2.5 bathrooms, 3 reception rooms
- Many original features
- Permit parking
- South facing rear garden. Total plot size approx - 0.03 acres
- 1429.6 sqft / 132.8 sqm
- Prime central city location
- No chain.
- Gas-fired radiator heating to radiators
- Beautifully extended and updated accommodation on three floors

This beautifully presented mid terrace house is of brick elevations under a slate roof and has been extended in order to create an attractive blend of traditional and contemporary space over three floors.

The property offers spacious entrance hall with cloakroom, sitting room, small study, light and airy kitchen/dining/living room with high-quality units and appliances, and bi-fold doors to the south-facing garden. There is a useful utility cupboard under the stairs.

On the first floor are two large bedrooms and a spacious family bathroom and on the second floor, a third bedroom and shower room.

The property has an attractive south-facing rear garden, about 24' deep and is connected to a gated rear pedestrian access. There is easy access to the historic centre.

#### **Tenure**

Freehold

#### **Location**

Haymarket Road is a highly desirable location between Pound Hill and Lady Margaret Road, about 0.2 miles from Magdalene Bridge, 0.6 miles from the Market Square and 1.7 miles from Cambridge railway station. There are a good selection of independent local shops on Bridge Street, whilst other facilities and amenities can be found in the City centre. A residents parking permit scheme is available.

#### **Services**

All mains services connected

#### **Statutory Authorities**

Cambridge City Council  
Council tax band - F

#### **Fixtures and Fittings**

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

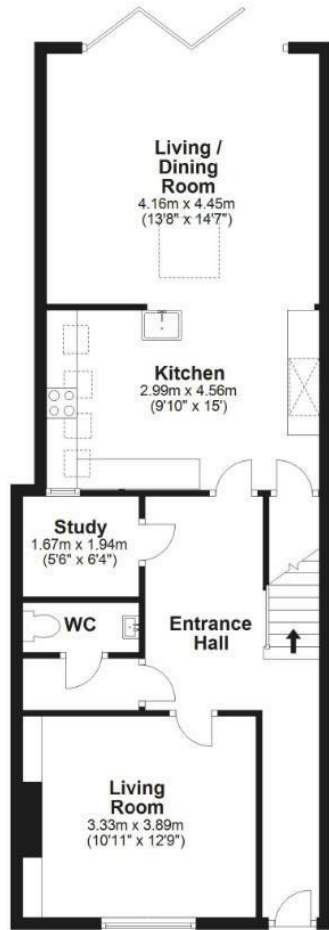
#### **Viewing**

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





**Ground Floor**  
Approx. 67.5 sq. metres (726.2 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (474.5 sq. feet)



**Second Floor**  
Approx. 21.3 sq. metres (228.8 sq. feet)



Total area: approx. 132.8 sq. metres (1429.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |

Current: 73  
Potential: 84

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.



