



6 Hemingford Road, Cambridge, CB1 3BZ
Offers Over £525,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A BROAD, SPACIOUS AND TASTEFULLY IMPROVED VICTORIAN HOUSE WITH A MODERN GARDEN STUDIO, PERFECTLY PLACED FOR MILL ROAD, CAMBRIDGE STATION AND THE CITY CENTRE.

- 803 sqft / 74 sqm
- Attractive period features
- Front and private rear garden with side access
- Gas central heating to column radiators
- EPC – D / 64
- Victorian House built in 1890
- 2 bedrooms, 1 reception, 1 bathroom
- Plot size - 0.04 acres
- On street parking
- Garden studio (89 sqft) built in 2023 with 10-year warranty

6 Hemingford Road is an attractive, late Victorian house located just off Mill Road in the popular Romsey Town area of the city.

This spacious two bedroom property provides broad and well-proportioned rooms, which have been improved in recent years and benefit from a high degree of natural light and a tasteful interior design.

Accommodation is arranged over two floors, extends to 803 sqft and comprises a large, open plan sitting/dining room with sash windows, original wood floorboards, picture rails and an inset woodburning stove. A dual aspect and a well-equipped kitchen/breakfast room provides access to the rear garden. There is an extensive range of low-level matching units under a solid wood worktop, an inset ceramic sink, gas hob, electric oven and grill and space and plumbing for freestanding appliances.

Upstairs, a broad first-floor landing provides concealed storage space and leads to two spacious double bedrooms and a large bathroom suite. Both bedrooms have period fireplaces and attractive column radiators.

Outside, there is a small walled front garden and secure gated side access (shared) leading to the rear garden. The rear garden has an east-facing aspect and provides a paved patio area, lawn with established flower beds, wood store, timber shed and a well-constructed modern studio with insulation, power and lighting. This contemporary space is ideal for homeworking and guest overflow.

Agent's Note

There is a flying freehold with indemnity policy in place

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

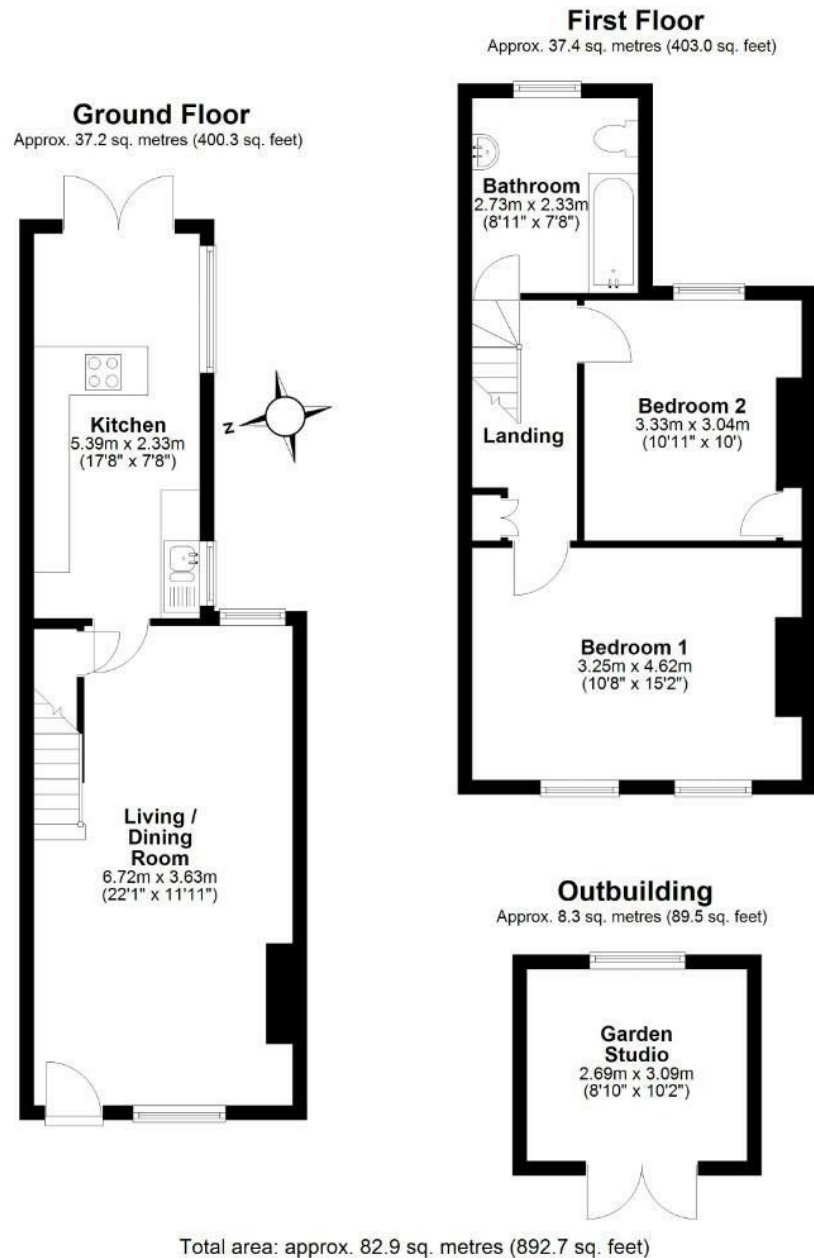
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







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	

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.



