



30 Cyprus Road, Cambridge, CB1 3QA  
Guide Price £500,000 Freehold



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**A FINE AND BEAUTIFULLY REFURBISHED PERIOD HOME IN ROMSEY TOWN, METICULOUSLY FINISHED WITH A COLOURFUL AND STYLISH INTERIOR DESIGN TOGETHER WITH A LOVELY GARDEN AND STUDIO SPACE. LOCATED MOMENTS FROM MILL ROAD AND CLOSE TO CAMBRIDGE STATION.**

- 795 sqft / 73.9 sqm
- Victorian mid-terrace house
- Well-equipped kitchen
- Gas central heating system to radiators
- Plot size approx - 0.03 acres
- Garden summer house/studio
- 2 bedrooms, first-floor bathroom, 2 reception rooms
- Popular location off Mill Road
- Street parking
- Beautifully renovated with stylish and colourful interior

This Victorian mid-terrace house on Cyprus Road provides exceptional accommodation over two floors and measures 795 sqft in total.

The property has been significantly improved in recent years and creatively finished to showcase attractive period features. Vibrant colour schemes give the property a contemporary finish and enhance all rooms.

The accommodation comprises a charming sitting room with sash window to front aspect, a period fireplace, picture rails and exposed floorboards, which continue through to the dining room. Glazed double doors connect the two reception rooms and there is a useful study area in the dining area. A well-equipped kitchen with solid wood working surfaces and integrated appliances provides access to the rear garden.

Upstairs, the landing area has a built-in double storage cupboard and leads to two spacious and beautifully finished double bedrooms, and a large bathroom suite with a separate shower cubicle.

Outside, there is an enclosed rear garden with paved patio area, lawn and a useful studio space.

#### **Agent's Note**

No. 30a have pedestrian access across the rear garden for bicycles and bins.

#### **Location**

Cyprus 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 and a Sainsbury's superstore is located on the junction of Coldhams Lane and Brooks Road. Mill Road is a cosmopolitan area with a range of independent shops, cafés and restaurants. There are private and state schools for all age groups in the city, and ARM, Addenbrooke's Hospital and Biomedical Campus are within easy reach.

#### **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.

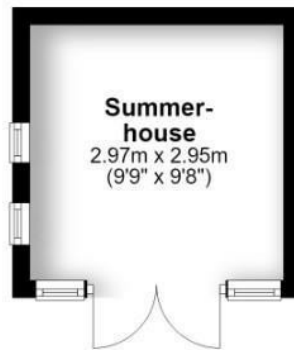
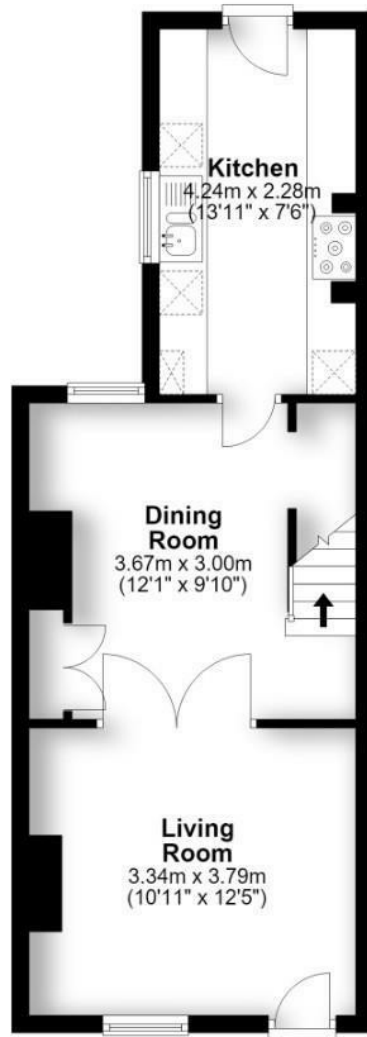






## Ground Floor

Main area: approx. 36.9 sq. metres (396.7 sq. feet)  
Plus outbuildings, approx. 8.7 sq. metres (94.2 sq. feet)

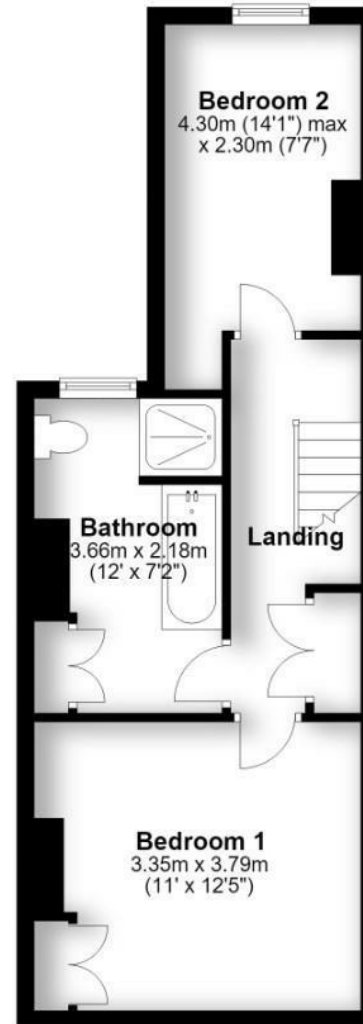


Main area: Approx. 73.9 sq. metres (795.6 sq. feet)  
Plus outbuildings, approx. 8.7 sq. metres (94.2 sq. feet)

This floorplan is for illustrative purposes only.  
Plan produced using PlanUp.

## First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 89        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



