


9 City Road, Cambridge, CB1 1DP

Guide Price £750,000 Freehold

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## AN IMPRESSIVE AND HIGHLY INDIVIDUAL PERIOD HOME EXTENDING TO 1172 SQFT, INCLUDING A MODERN GARDEN STUDIO AND CELLAR. LOCATED WITHIN THE DESIRABLE KITE AREA OF THE CITY, MOMENTS FROM THE HISTORIC CENTRE.

- 1172 sqft / 108 sqm
- Extended Victorian terraced home
- Excellent storage solutions including cellar
- Replacement wooden sash windows in 2012
- Modern living spaces with stunning interior design
- 3 bedrooms, 2 receptions, 2 bathrooms
- Total plot size - approx 0.02 acres
- Residents permit parking
- Gas-fired heating to radiators and underfloor
- Walled garden with modern studio/workspace

9 City Road has been extended, remodelled and significantly improved to create a highly individual interior design, which provides the perfect crossover of contemporary, functional living with all the charm and character of a fine period home.

This broad terrace home occupies a prime central location and provides impressive connecting living spaces, which cleverly blend attractive period features with contemporary interior design. The accommodation enjoys a high degree of natural light and provides excellent storage solutions including a large cellar and converted loft space.

The accommodation comprises a semi open-plan ground floor level, which incorporates a sitting area with large sash window and shutters, dining area with bespoke cabinetry and a hand-made, low-level kitchen with solid wood working surfaces, breakfast bar and space for a range of freestanding appliances. Feature panelled doors conceal useful storage and access to the cellar. Access to the terrace is from the kitchen.

The first-floor level comprises an impressive landing area, which leads to a family bathroom suite, extended principal bedroom with an ensuite shower room and two further spacious bedrooms.

Outside, a private walled garden with large terrace area with a pergola over, benefits from good sun coverage, a well-constructed and fully insulated working studio with power, lighting and good broadband connection. There is rear pedestrian access leading to Paradise Street.

**Agent's Note**
The property is situated in the Kite conservation area.

**Location**
City Road forms part of an established area known as the Kite conveniently located between the Grafton Centre and the shops of Burleigh Street and Fitzroy Street, including Waitrose supermarket. In addition, Parker's Piece, Christ Pieces, Midsummer Common, the city centre and the river, together with several colleges and University departments, are within walking or cycling distance.

**Tenure**
Freehold

**Services**
Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**
Cambridge City Council.
Council Tax Band - E

**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.






PICASSO
IMPRESSIONISTS
SURREALISM
COLLAGE

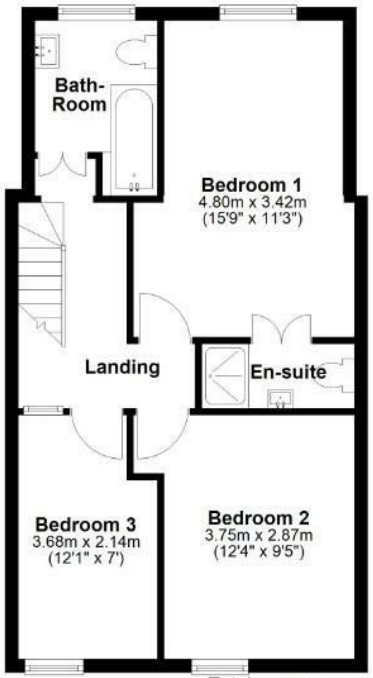
## Basement
Approx. 6.5 sq. metres (69.5 sq. feet)




## Ground Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



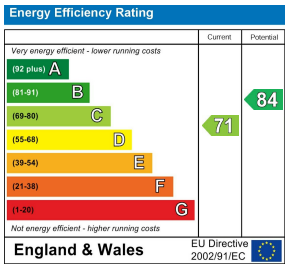

## First Floor
Approx. 47.9 sq. metres (515.1 sq. feet)




## Outbuilding
Approx. 7.0 sq. metres (75.4 sq. feet)




Total area: approx. 108.9 sq. metres (1172.6 sq. feet)




**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.**















