



Bush & Co.





## 5 St. Philips Road, Cambridge, Cambridgeshire, CB1 3AQ

Offers Around £625,000 Freehold



Energy Rating Band E

An outstanding Victorian three bedroom townhouse which has been renovated and restored to an exemplary standard, producing a modern interior which complements the original features of the Victorian era. The property is situated within close proximity the mainline railway station (with trains to London taking less than one hour).

The timber panel front door opens to an entrance hall, providing access to the living accommodation, with stairs rising to the first floor, original cornicing and corbels. At the front of the property is a sitting room boasting an attractive open fireplace with tiled inset and slate surround, bay with sash windows and fitted shutters overlooking the front garden and Bifold doors leading to the dining room; which overlooks the rear garden, enjoying a fireplace with tiled inset and wood surround and under stairs storage cupboard. Completing the ground floor accommodation is a spacious and beautifully presented kitchen/breakfast room with Velux windows and French doors opening to the rear garden. The kitchen has been fitted to comprise a Belfast sink, wall and base mounted storage units and a range of integrated appliances; including a gas hob and electric oven with extractor fan over, dishwasher, washing machine and fridge/freezer.

The first floor landing provides access to the partially boarded loft space with built in ladder and electric light. There are three bedrooms all featuring sash windows, bedroom one and two are both double rooms comprising cast iron fireplaces and built in storage units. Concluding the accommodation is a luxurious four piece family bathroom suite containing a large walk in tiled shower unit, freestanding roll top bath, low level WC, hand wash basin with cupboards below, heated towel rail and cast iron fireplace.

Externally the property offers a shallow front garden with path leading to front door and an enclosed rear garden with paved terrace, cultivated borders, garden storage and side pedestrian access.

### Location:

St Philips Road is located off Mill Road in the Romsey Town area. The Romsey Town area has a unique atmosphere and offers many local facilities including a wide range of retail shops and services, a number of parks and schooling for most ages. Mill Road is conveniently situated for the mainline station to London Kings Cross and Liverpool Street, Addenbrookes Hospital and the City Centre.

TENURE - Freehold

POSTCODE - CB1 3AQ

COUNCIL TAX - Band D

AGENTS NOTE - The property is located within a conservation area

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge City Council

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262







## Exceptional service in Cambridge and the surrounding villages

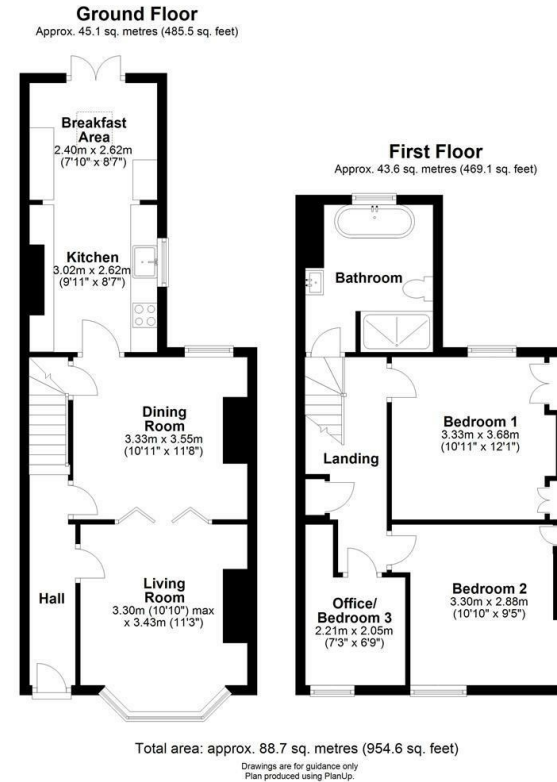
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## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings -

Viewing - By Appointment

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