



Bush & Co.



61 Richmond Road, Cambridge, CB4 3PS

Guide Price £725,000 Freehold



Energy Rating Band D

61 Richmond Road is a well-presented Victorian end of terrace family home, retaining many original features, including bay windows to both the ground and first floors. Located in this popular residential area off Huntingdon Road with easy access to the historic City centre. The accommodation is well laid out, over 3 floors and has been extended to provide spacious accommodation of nearly 1300 sqft.

In brief the accommodation comprises a stained glass front door giving access to the entrance hallway, with doors leading to both the living and dining rooms, stairs rising to the first floor.

The open plan living/dining room is light bright and airy, a large Georgian picture window with distinctive six-panel grid design on both top and bottom sashes allows for plentiful natural light, there is a bay window to the front aspect, stripped original floorboards.

The kitchen continues through from the dining room and has a range of cabinets and drawers, double butler sink, free standing Kenwood oven, with five ring gas hob gas with extractor above, space and plumbing for various appliances, tiled flooring, glazed patio doors lead to the patio area and rear garden

On the first floor, there are 3 well proportioned bedrooms all off a central landing with Velux window, providing natural light to the upper floors. Stairs rise to the second-floor loft room. Bedroom 2, is a double, located at the front of the home with beautiful feature bay window, bedroom 3 has a large Georgian 12 pane sash window to the rear aspect, feature wrought iron fireplace and surround. Bedroom 4 is a comfortable single with dual aspect windows and has WC with hand wash basin just off. The family bathroom has a bath with shower over, WC, hand wash basin complimented with modern floor tiling.

On the second floor is a further large double bedroom, within the cleverly extended loft conversion which has triple aspect windows including, 3 Velux window feature side window and bay to rear aspect

Outside the property is set back from the road behind a low picket fence and wrought iron gates there is a gravelled area and side access under gated arched passageway to rear of the property.

The private fully enclosed rear garden has a hardstanding patio area, shrub borders with mature planting, raised beds, the remainder laid to lawn storage shed with further covered area. A secure wooden gate give access to the side passageway.

Richmond Road is situated just off Huntingdon Road. It is a no through road about 1 mile to the city centre. There is local shopping and good schooling nearby There are excellent facilities throughout the City which can easily be reached by foot or by bicycle.



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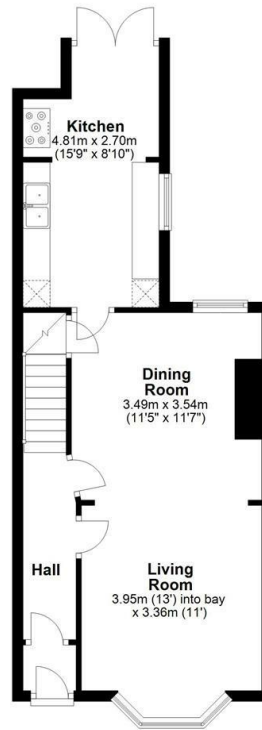
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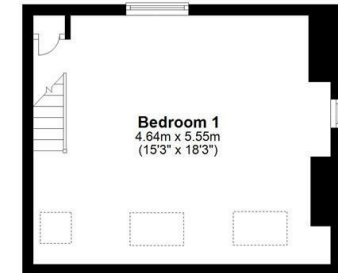
Ground Floor
Approx. 43.5 sq. metres (468.0 sq. feet)



First Floor
Approx. 50.1 sq. metres (539.6 sq. feet)



Second Floor
Approx. 25.7 sq. metres (276.6 sq. feet)



Total area: approx. 119.3 sq. metres (1284.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band E

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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