



155 Hills Road, Cambridge, CB2 8RJ
Guide Price £950,000 Freehold



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A LARGE SEMI DETACHED FAMILY HOUSE WITH 5 BEDROOMS EXTENDING TO ALMOST 2000 SQFT LOCATED IN A POPULAR PART OF THE CITY CLOSE TO THE RAILWAY STATION AND SIXTH FORM COLLEGE

- 5 bedroom house requiring updating
- Excellent City location
- Ample parking and garage

5 bedrooms all with en suite shower rooms, sitting room, living room, dining room, conservatory, kitchen, shower room and wc, garage, driveway parking, enclosed garden

This semi detached five bedroom house stands back from the road behind a driveway providing ample parking and access to the garage. The accommodation is arranged over two floors and includes on the ground floor an entrance hall with cloakroom, three good sized reception room and in addition there is a large conservatory, well equipped kitchen and shower room with wc. Upstairs there are five bedrooms, all with en suite shower rooms and large landing. Overall the accommodation extends to 1931 sqft and requires modernisation and updating. There is also ample scope for expansion, either at the rear or into the roof, subject to planning permission. The rear garden is enclosed by walling and fencing, laid to lawn with various outbuildings.

Location

Hills Road is situated on the south side of the City and forms part of a popular residential area. Local shopping is available on Hills Road, Cherry Hinton Road, Cambridge Leisure Park and the concourse at Addenbrookes Hospital. Primary schooling is at the Morley Memorial Primary School and secondary schooling is at Netherhall or Coleridge Community Colleges. It is also well situated for Hills Road and Long Road Sixth Form Colleges and private schooling for all age groups. The house is conveniently located for access to the excellent local communications as well as Addenbrookes Hospital and the Biomedical Campus.

Services

All mains services connected

Statutory Authorities

Cambridge City Council

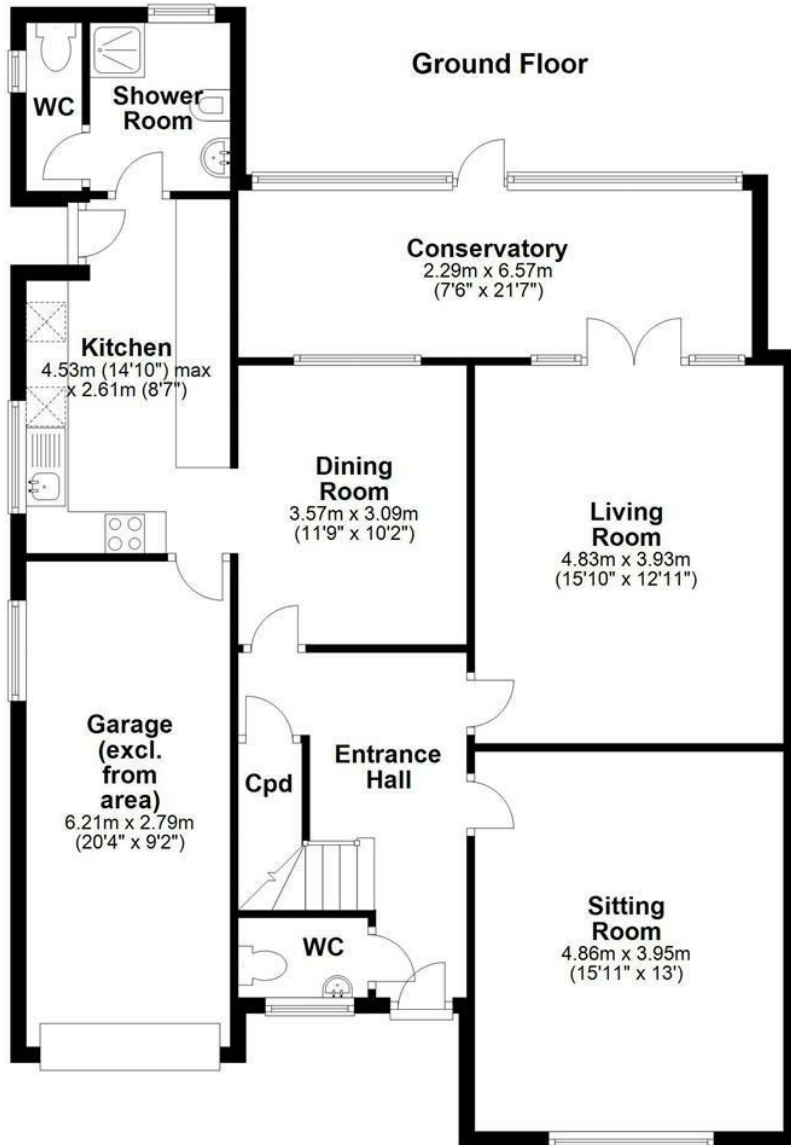
Fixtures and Fittings

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





Total area: approx. 179.4 sq. metres (1931.2 sq. feet)

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		82
(69-80) C		
(55-68) D	58	
(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.

