



47 St. Barnabas Road, Cambridge, CB1 2BX
Offers In Excess Of £1,650,000 Freehold



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01223 323130

AN ATTRACTIVE, SUBSTANTIAL LATE VICTORIAN SEMI-DETACHED FAMILY HOUSE OF AROUND 3000 SQFT IN NEED OF UPDATING IN THIS CONVENIENT CENTRAL LOCATION CLOSE TO THE CITY CENTRE AND WITHIN EASY WALKING DISTANCE OF THE RAILWAY STATION. PREVIOUSLY A HOUSE OF MULTIPLE OCCUPATION.

- Five spacious first and second floor bedrooms
- Five ground floor receptions, breakfast room and kitchen
- Cellar
- Gardens and grounds of about 0.12 acres
- Gas-fired heating
- Walled rear garden
- Off road parking for three cars

47 St Barnabas Road is a spacious three-storey late Victorian townhouse of brick elevations under slate roofs. The property has been extended in recent years to the rear providing a spacious family room as well as a bedroom and ensuite bathroom. A particular feature of the property are the high ceilings and wide bay windows to rooms on the ground and first floors. There is a spacious entrance hall with a staircase leading to the upper floors, a good-sized study, a large dining room and living room. To the rear of this is the extension comprising the family room, bedroom and ensuite bathroom. There is a kitchen and a good-sized breakfast room, which in turn has access to the cellars. These comprise three rooms, overall about 17'2" x 10'3" and 6'2 x 5'2".

On the first floor are two substantial bedrooms with bay windows and a third bedroom currently laid out as a kitchen. Off the landing are a bathroom, shower room and two cloakrooms. On the second floor are two spacious loft rooms with good ceiling height and an adjacent stores.

The property has been a house in multiple occupation and requires updating and refurbishment throughout. It has gas fired radiator heating.

Outside there is parking for three cars to the front and a walled rear garden about 72' deep by 32' 5" wide. It is laid mainly to lawn with mature fruit trees and summerhouse, garden shed and greenhouse to the rear.

Location

St Barnabas Road forms part of the 'Mill Road conservation area' and is conveniently located for the city centre, railway station and many of the facilities offered by the university. There is a wide range of local shopping on Mill Road with primary schooling at St Paul's and secondary schooling at Parkside Community College. There are private schools for all age groups within the city.

Agent's Note

Minor cracking on part of the front elevation was due to a blocked drain. This has been cleared and structural engineers report is available.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council
Council Tax Band – F

Fixtures and Fittings

The property is sold as seen.

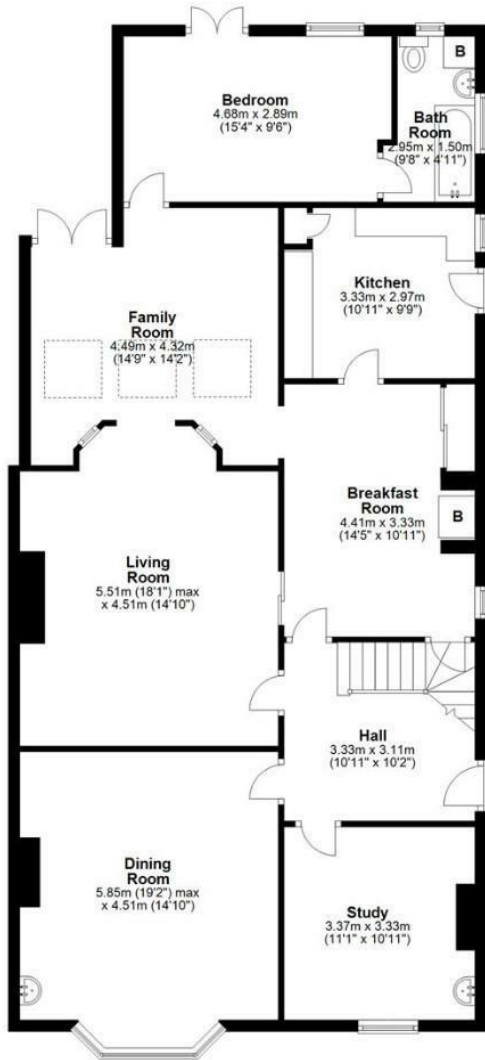
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

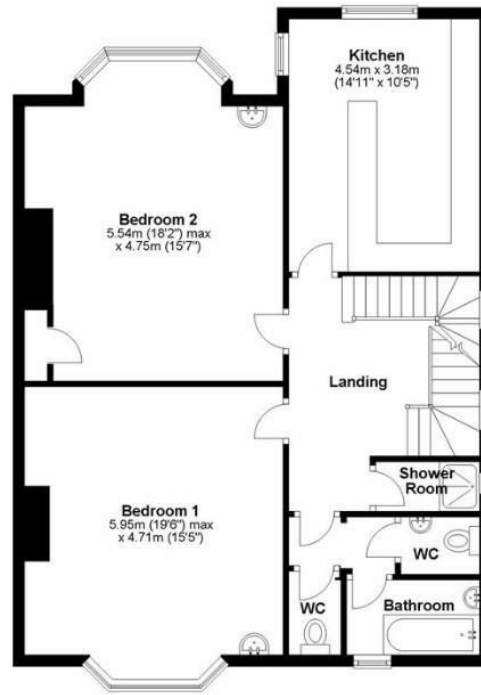




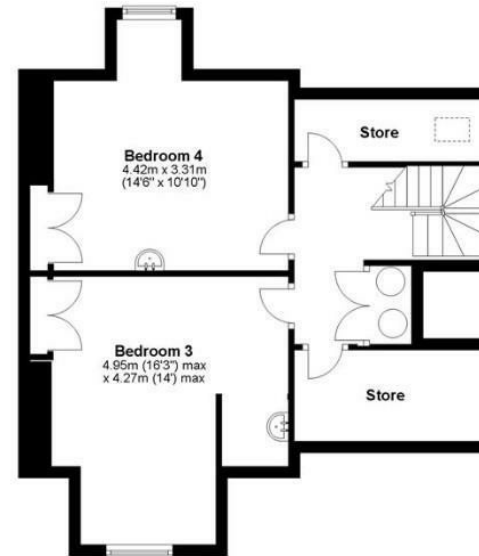
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 265 sqm (2850 sqft) excluding Cellar

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.



