



FOR SALE
REDMAYNE
ARNOLD
& HARRIS
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605 Newmarket Road, Cambridge, CB5 8PA
Guide Price £695,000 Freehold



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A BAY-FRONTED EDWARDIAN HOUSE WITH DRIVEWAY PARKING, APPROVED PLANNING PERMISSION FOR A TWO STOREY REAR EXTENSION AND LOFT CONVERSION TO CREATE A SUBSTANTIAL 5 BEDROOM FAMILY HOME, SET IN LARGE GROUNDS OF 0.15 ACRES AND FOR SALE WITH NO CHAIN.

- Large garden extending to around 160ft / 48m
- Planning permission acquired
- No onward chain
- 3 double bedrooms and 1.5 bathrooms
- Edwardian home of 1248 sqft / 116 sqm
- 1.3 miles from Cambridge North Station
- EPC - E / 40

This spacious, mid-terraced Edwardian house dates back to 1918 and enjoys a generous private garden that extends to around 160ft / 48m. With planning permission already in place, the property represents an exciting opportunity to acquire a superb family home in a prominent location just east of the city centre.

On the ground floor are two reception rooms including a bay-fronted sitting room, which benefits from southerly aspects and has an open fireplace, contrasted by exposed brickwork. The kitchen has been fitted with a range of base and wall mounted units; integrated appliances include a double oven and an electric hob. There is a separate utility room with additional units and space/plumbing for appliances. Completing the ground floor accommodation is a W.C. accessed via the outside.

Upstairs are three double bedrooms and the main bathroom, which has been fitted with a white suite including a shower over the bath. The master bedroom is particularly spacious and includes a bay window. The landing provides access to a useful loft room, which has plenty of eaves storage and a large Velux roof light to rear.

Outside, there is a driveway providing off road parking. A side access leads to the rear garden, which is mainly laid to lawn and measures around 160ft x 38ft (max), offering superb scope to extend further or to build a one and a half storey bungalow type property (subject to necessary consents). There is a raised terrace and a greenhouse. The garden itself is wonderfully mature and bordered with a variety of mature shrubs, plants and trees.

Agent's Note

The owners have acquired planning permission for a two storey rear extension and loft conversion REF: 24/00437/HFUL. Further details can be accessed via Cambridge City Planning.

Location

Newmarket Road is conveniently located for access to the city centre, Grafton Centre and Newmarket Road. The area is very practical being located within walking distance of a doctor's surgery, a library, and many eateries. The Chisholm trail is also just 0.7 miles away and provides easy access to Cambridge North Station. There are additional amenities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby.

The property is a mile from the historical village of Fen Ditton which has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

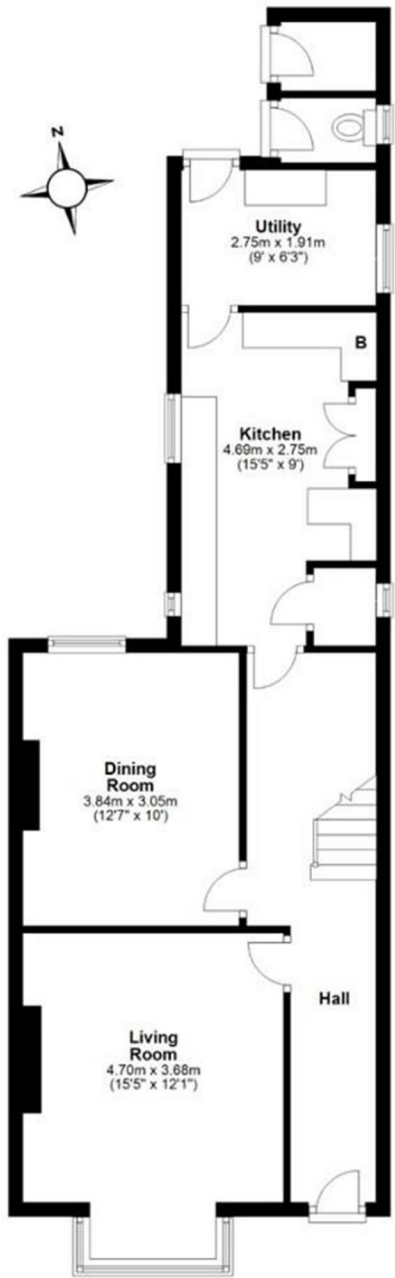
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

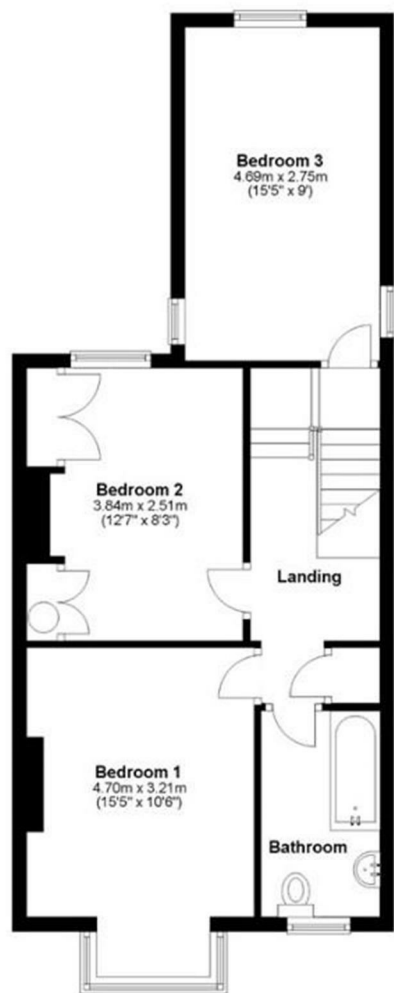
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



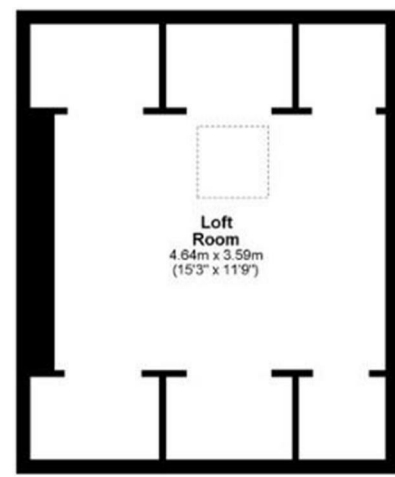
Ground Floor



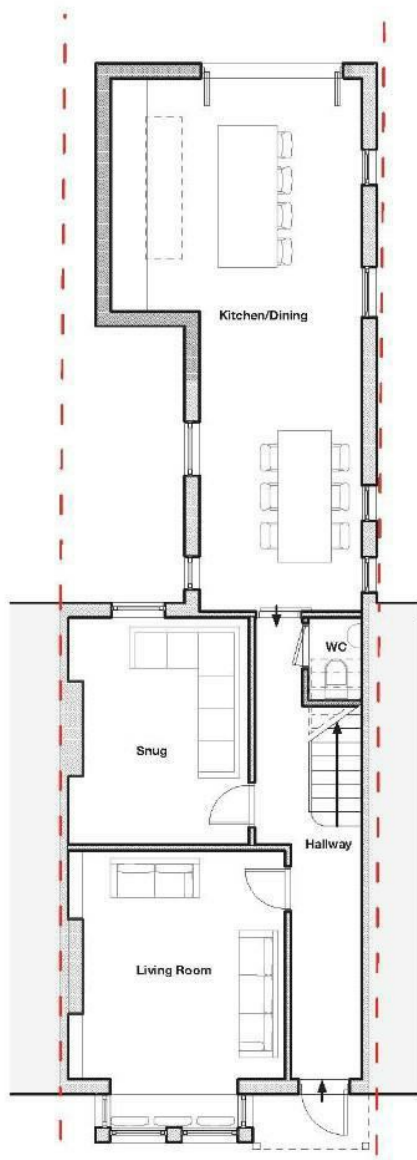
First Floor



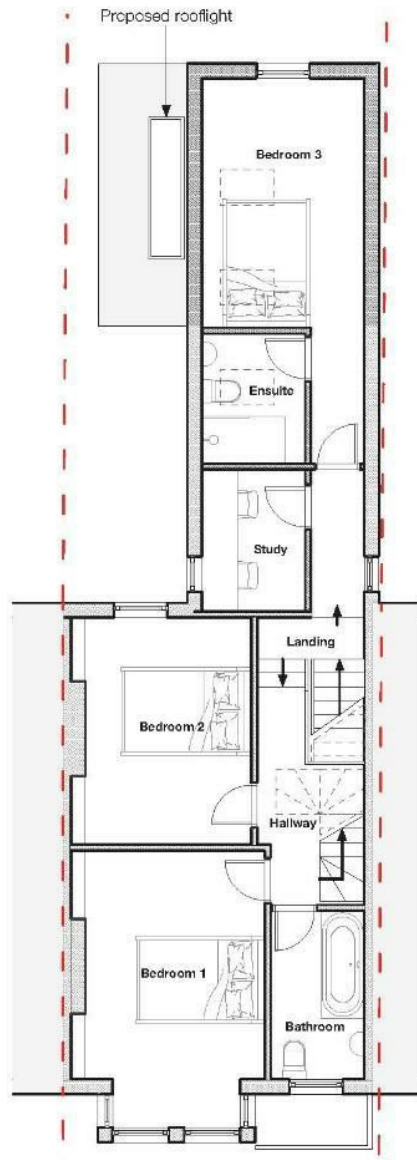
Second Floor



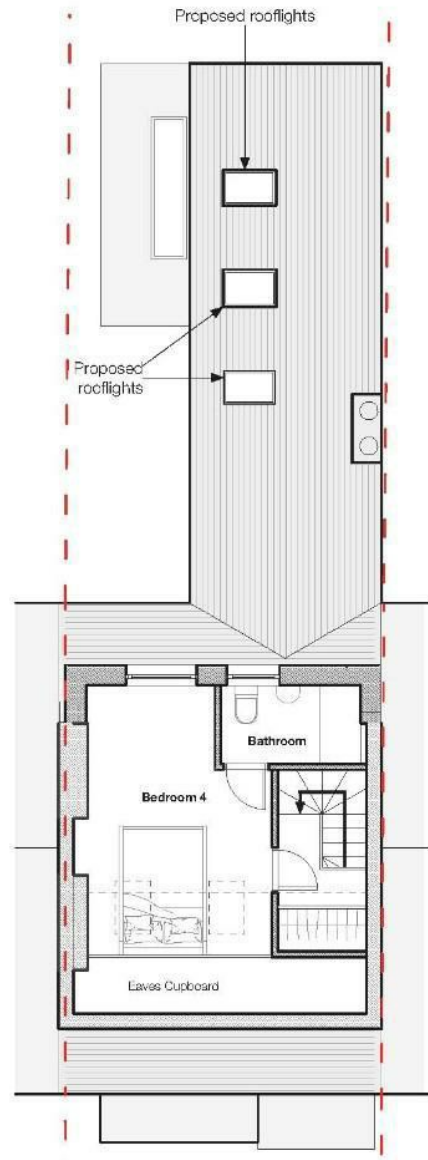
Approx. gross internal floor area 113 sqm (1225 sqft) excluding Loft room



1 Proposed Ground Floor Plan
Scale: 1:100



2 Proposed First Floor Plan
Scale: 1:100



3 Proposed Second Floor Plan
Scale: 1:100

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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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.



