



11 Vinery Road, Cambridge, CB1 3DN  
Guide Price £625,000 Freehold



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01223 323130



**A BEAUTIFULLY PRESENTED, BAY-FRONTED VICTORIAN HOME WITH A WEST-FACING GARDEN AND APPROVED PLANNING PERMISSION FOR A LOFT CONVERSION, ENJOYING A CONVENIENT POSITION IN THE HEART OF ROMSEY.**

- Bay-fronted, Victorian home of 919 sqft / 85 sqm
- Gas-fired central heating and double-glazing
- Underfloor heating to the living and dining rooms
- West-facing garden measuring 30ft x 15ft
- On-street parking
- Close to Mill Road and Cambridge Station
- Excellent local schooling
- EPC - C / 69

This 3-bedroom, bay-fronted Victorian home has been exceptionally well cared for by its owners and enjoys a private west-facing garden measuring around 30ft (9.2m) x 15ft (4.6m). The property is gas centrally heated, double-glazed throughout, retains a wealth of period features and has also planning permission for a loft conversion, valid until 2026.

On the ground floor is a bay-fronted living room with built-in shelving, storage and a feature fireplace, contrasted by attractive tiled inserts and original wood flooring, which continues through to an adjoining dining area with understairs storage and benefits from the afternoon sun. Both these rooms benefit from newly installed underfloor heating. The kitchen has been fitted with a stylish range of base and eye-level units and is finished with granite worktops; integrated appliances include a dishwasher, washing machine, double oven and electric hob with an extractor over. A door from the kitchen leads to the rear garden.

Upstairs are three bedrooms, the master bedroom is particularly spacious and has two windows overlooking the front of the property, coupled with built-in cupboards and a feature fireplace. The bathroom has been fitted with a modern white suite including a shower over the bath. The landing provides access to the loft and an airing cupboard.

Outside, the front of the property is set back behind a shallow front garden with a low picket fence and there is a quarry tiled pathway to the front door. The west-facing rear garden offers a superb degree of privacy throughout, has a storage shed and secure gated pedestrian access back to the front of the property.

**Location**

Vinery Road is a very desirable residential area, superbly positioned just off Mill Road within easy reach of the city centre. Vinery Road is closed as a through road during school drop off and pick up hours, minimising the majority of through traffic.

Vinery Road is unquestionably one of the most highly sought after in Romsey Town. This property feels like an escape from the city, with large mature trees lining the road, in comparison to many of Cambridge's narrow terraced Victorian streets. Romsey itself has a unique atmosphere and a wealth of retail shops and services including restaurants, bakeries and a cocktail bar. There are several parks and schooling for most ages. The property falls within catchment of the highly regarded St Philip's Primary School, Ofsted rated as 'Good'.

The location provides easy access to the city centre and the railway station for London Liverpool Street and King's Cross. Vinery Road is also conveniently situated close to Anglia Ruskin University, Addenbrooke's Hospital and the Biomedical Campus.

**Agent's Note**

The owners have acquired planning permission for a single storey rear extension REF:22/05114/HFUL . Further details can be accessed via Cambridge City Planning.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

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

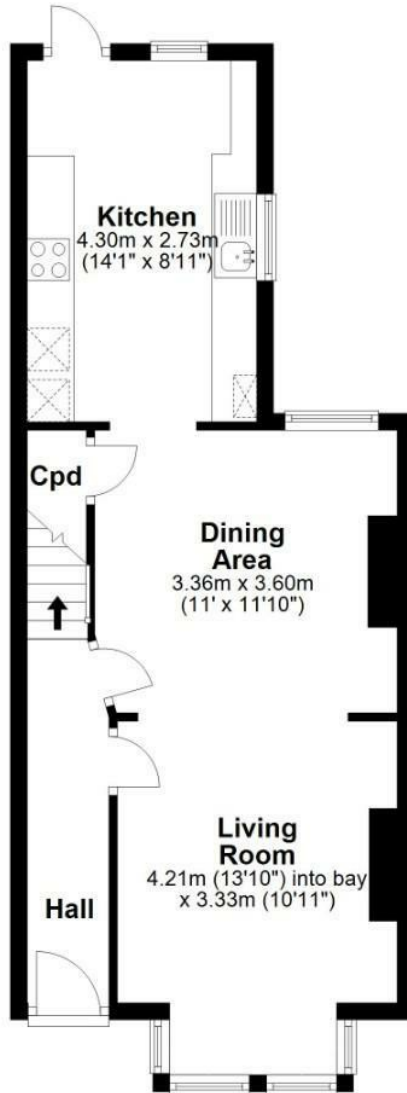
**Viewing**

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



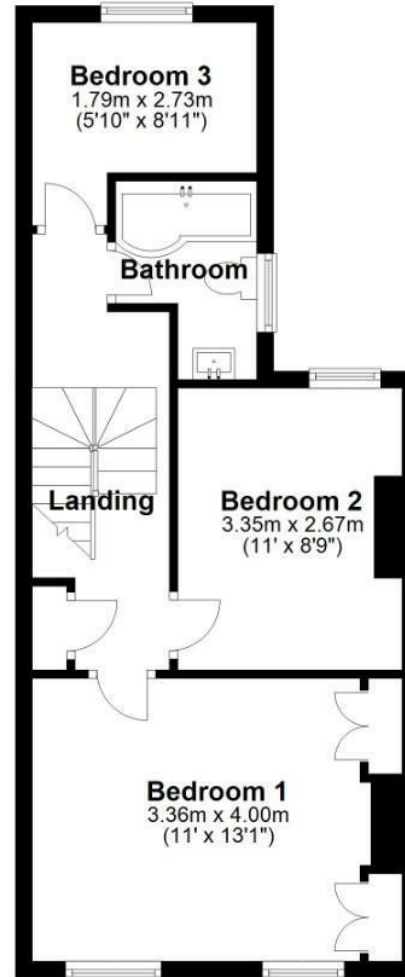
### Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 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		87
(81-91)	B		
(69-80)	C	69	
(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	

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.



