



339 Milton Road, Cambridge, CB4 1XL  
Guide Price £550,000 Freehold



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**A SUBSTANTIAL SEMI-DETACHED HOUSE CURRENTLY OPERATING AS A 6 BEDROOM HMO, WITH LARGE GARDENS AND AMPLE OFF-STREET PARKING ON MILTON ROAD.**

- 1453 sqft / 135 sqm
- 5 bed, 4 recep, 2.5 bath
- Driveway parking
- 1930's
- Council tax band - D
- Semi-detached house
- 267 sqm / 0.07 acre
- Gas-fired central heating to radiators
- EPC – C / 70

This large semi-detached house has been significantly extended, altered and improved to operate as an HMO property with a good history of occupancy and rental yields. The opportunity to convert back to a family dwelling is straightforward. The property is located towards the Science Park end of Milton Road, close to a range of local amenities, good links in and out of the city and a short walk to Cambridge North Station.

The accommodation comprises an entrance hall with WC, a front sitting room/bedroom with a broad bay window, a large and well-equipped kitchen/dining room with access to the rear garden, a living room connecting to a conservatory and two ground floor double bedrooms and shower room located off an inner hallway.

Upstairs, the first-floor landing leads to a bathroom suite and three bedrooms, all providing built-in storage.

Outside, the property is set back from the road and provides ample off-street driveway parking and side access to the garden. The generous rear garden is fully enclosed, predominately laid to lawn with a patio area.

**Location**

Milton Road is conveniently situated on the north side of the city lying about 1.5 miles from the centre itself, about 0.6 miles south of Cambridge Science Park and 1.1 miles from Cambridge North railway station. There are a range of shops with secondary schooling at Chesterton Community College. The river, Midsummer Common, city centre and many of the other facilities offered by the University can be approached on foot or by bicycle.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**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.

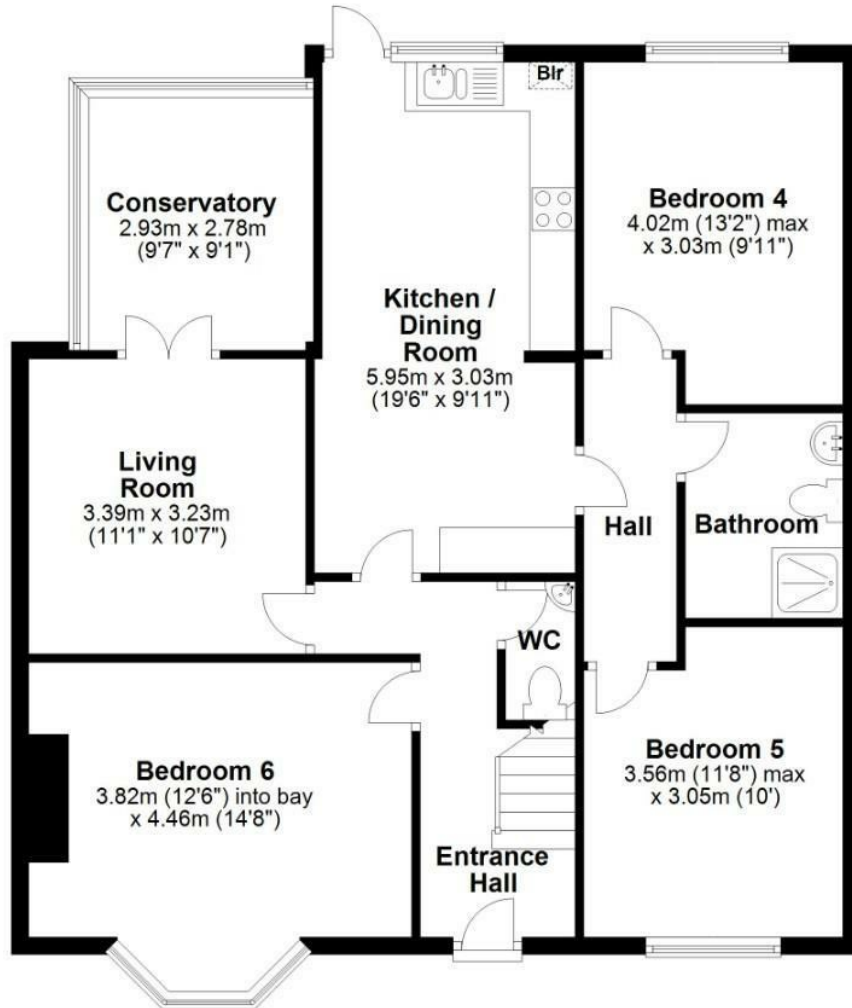
**Viewing**

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



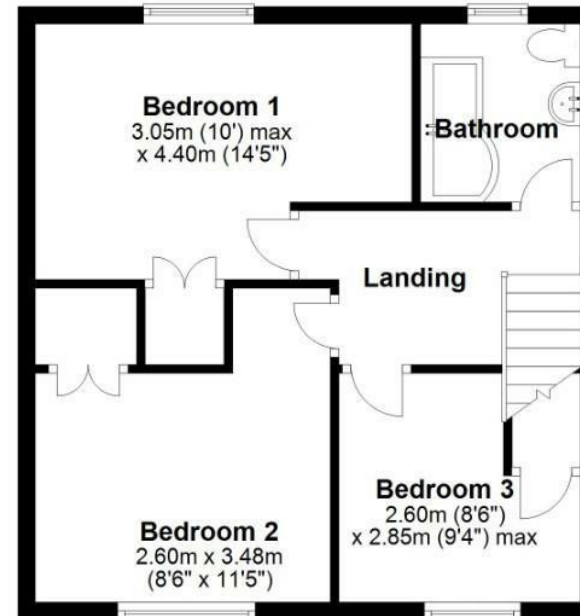
## Ground Floor

Approx. 92.2 sq. metres (992.9 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 135.1 sq. metres (1453.8 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		
(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	

