



39 Malta Road, Cambridge, CB1 3PZ
Guide Price £450,000 Freehold



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A 2-BEDROOM VICTORIAN HOUSE WITH A PRIVATE GARDEN, FORMING PART OF SCOTLAND TERRACE, AN ATTRACTIVE ROW OF HOUSES SET OFF MILL ROAD IN THE POPULAR ROMSEY AREA, AVAILABLE WITH NO CHAIN.

- Victorian mid-terraced house
- 2 double beds, 1 family bathroom
- 2 reception rooms
- 624 sqft / 58 sqm
- 80 sqm / 0.02 acre
- On-street parking
- EPC – D / 68
- Council tax band - C
- No chain

This attractive Victorian home has been well maintained and enjoys a convenient position, just off from Mill Road in Romsey, less than a mile from Cambridge Station and just 1.3 miles from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is stepped into through a solid wooden door with fanlight above, whereupon you enter the living room which has a feature fireplace and is finished with exposed wood flooring which continues through to a dining room with stairs leading up to the first floor. Completing the ground floor accommodation is a kitchen which has been with a modern range of units, has various integrated appliances included within the sale and a side door to the private rear garden.

Upstairs are two double bedrooms, bedroom 1 is particularly spacious and includes a built-in cupboard with a fanlight over. The bathroom has been fitted with a modern white suite including a shower over the bath, complemented by a heated towel rail with a window to the side aspect.

Outside, the east-facing garden has a good degree of privacy and has been mainly paved and artificially turfed for ease of maintenance. A secure gate at the foot of the garden provides pedestrian access to Malta Road.

Being available with no chain and situated close to the heart of Romsey, an early viewing is advised.

Location

Malta Road is situated off Mill Road about 1.5 miles south east of Cambridge City centre and well placed or access to the railway station. There is a good range of shopping and other facilities in nearby Mill Road Broadway and a Sainsbury's superstore is located on the junction of Coldham's Lane and Brooks Road.

Tenure

Freehold

Services.

All mains services are 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.

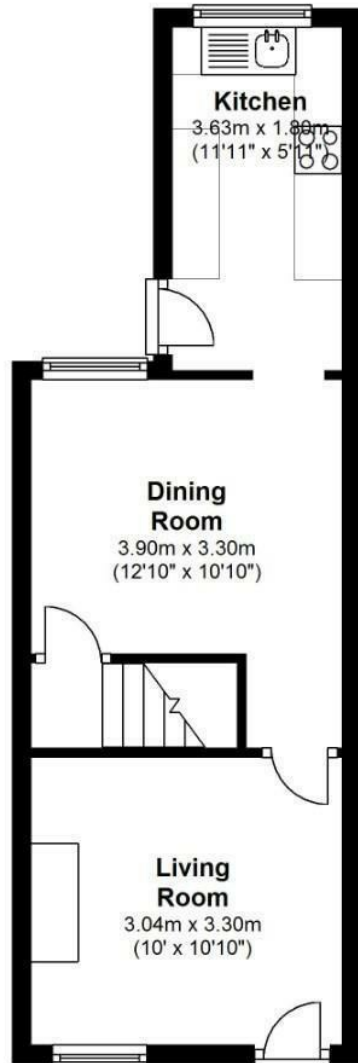
Viewing

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



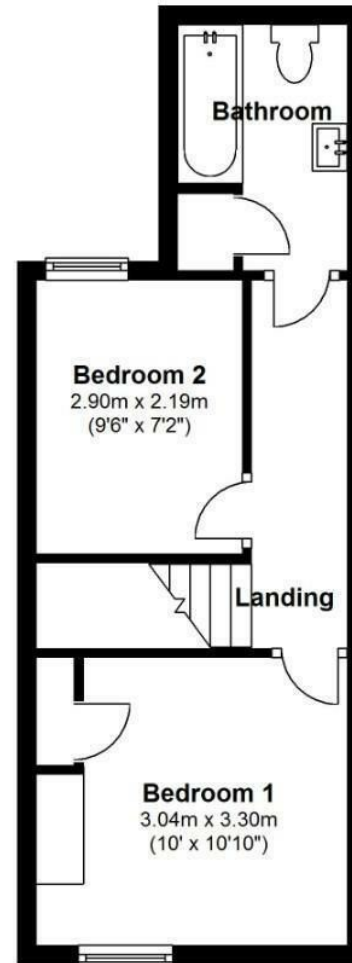
Ground Floor

Approx. 30.0 sq. metres (322.4 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		90
A	(81-91)		
B	(69-80)		
C	(55-68)	68	
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

