



102 Stanley Road, Cambridge, CB5 8LB
Guide Price £475,000 Freehold



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AN EXTENDED AND RECENTLY IMPROVED THREE BEDROOM VICTORIAN TERRACE HOUSE WITH A LONG REAR GARDEN OCCUPYING A PEACEFUL LOCATION ON STANLEY ROAD, MOMENTS FROM THE RIVER AND STOURBRIDGE COMMON.

- Victorian mid-terrace house
- 807 Sqft / 75 Sqm
- 3 beds, 1 bath, 3 recepts
- 0.04 acres
- Built in the 1910
- On street parking - no restrictions
- Gas fired central heating to radiators
- EPC - C / 71
- Council tax band - C

Situated close to the river and scenic walks into the historic city centre through large green spaces, 102 Stanley Road is a late nineteenth century terraced house typical of Cambridge. Although fully updated in recent times with double glazed replica sash windows and new roofing, it retains many traditional features such as panelled doors, ceiling roses and a cast-iron fireplace. The ground floor has three reception rooms and a refitted, well-equipped kitchen with solid oak flooring throughout. The first floor has three bedrooms, a modern bathroom suite and separate WC. There is a walled front garden and long rear garden, fully enclosed and part paved with lawn and established shrubs. There is pedestrian access to the garden. A high efficiency central heating system and good roof insulation will future proof the property and reduce running costs.

Location

Stanley Road is located off Newmarket Road, close to the popular riverside area and within walking and or cycling distance of The Grafton Centre, historic city centre and both Midsummer and Stourbridge Commons.

There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by, Wrestlers Public House with outstanding Thai Food, Corner House Public House, takeaway establishments and Starbucks to name a few.

The Grafton Centre and neighbouring Fitzroy and Burleigh Streets have a range of shops, a multiplex cinema and restaurants along with Anglia Ruskin University on East Road.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

Cambridge City Council.

Council tax band - C

Fixtures and Fittings

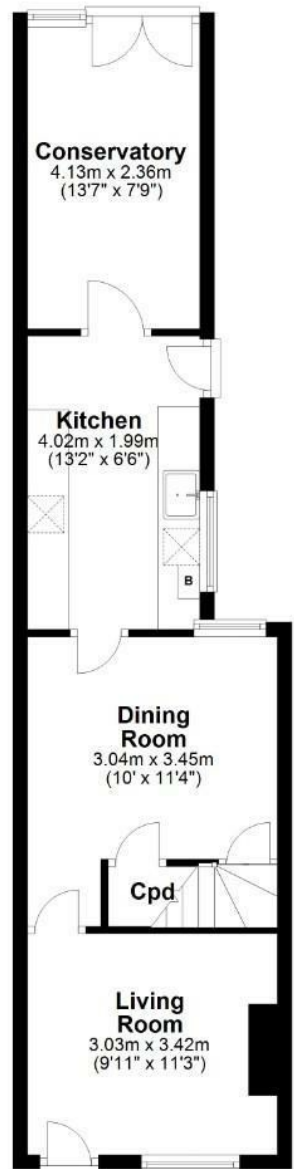
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor
Approx. 42.6 sq. metres (458.6 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.8 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			87
(81-91) B			
(69-80) C		71	
(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.

