



8 Milford Street, Cambridge, CB1 2LP  
Guide Price £545,000 Freehold



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01223 323130

**A CHARMING AND VERY WELL-PRESENTED, 2-BEDROOM, VICTORIAN TERRACED HOUSE WITH PERIOD FEATURES AND A DELIGHTFUL SOUTH-FACING REAR GARDEN, OCCUPYING A SUPERB, NEAR-CENTRAL LOCATION CLOSE TO THE RAILWAY STATION.**

- Victorian, mid-terrace house
- Attractive period features and delightful, south-facing rear garden
- Double-glazed sash windows
- Resident permit parking
- Council tax band - C
- 2 double bedrooms, 1 bath, 1 reception room
- Planning permission to extend
- Gas central heating to radiators
- EPC rating - D / 63

This attractive period home offers stylish, well-proportioned accommodation and benefits from planning permission for an impressive single storey rear extension (planning ref: 21/02584/HFUL).

The front entrance opens into the living/dining room, which features stripped wooden floorboards, a fireplace and double-glazed windows to the front and rear aspect. Storage is available via an under stairs cupboard. To the rear of the property is the kitchen, which has a dual aspect and is fitted with a range of fitted base and wall units with space for appliances and an inset enamel sink including mixer tap. A side door provides access to the rear garden.

On the first floor, there are two double bedrooms, the main bedroom including fitted wardrobes and a feature fireplace. The well-appointed bathroom includes a bath with shower over, WC, wash basin and cupboard housing the combination boiler.

Outside, the property boasts a delightful landscaped rear garden, which enjoys a southerly aspect and is fully enclosed, with lawn and patio areas, well-stocked shrub borders, a timber store and rear access.

**Location**

Milford Street is a popular and established road linking Gwydir Street and Sturton Street, situated about 0.7 miles from the railway station and 1 mile south of Cambridge City centre. There is a wide selection of independent local shops available on both Mill Road and Norfolk Street whilst other facilities and amenities can be found in the city centre itself. Schooling for all age groups available locally with both St Matthew's Primary School and Parkside Secondary close by.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

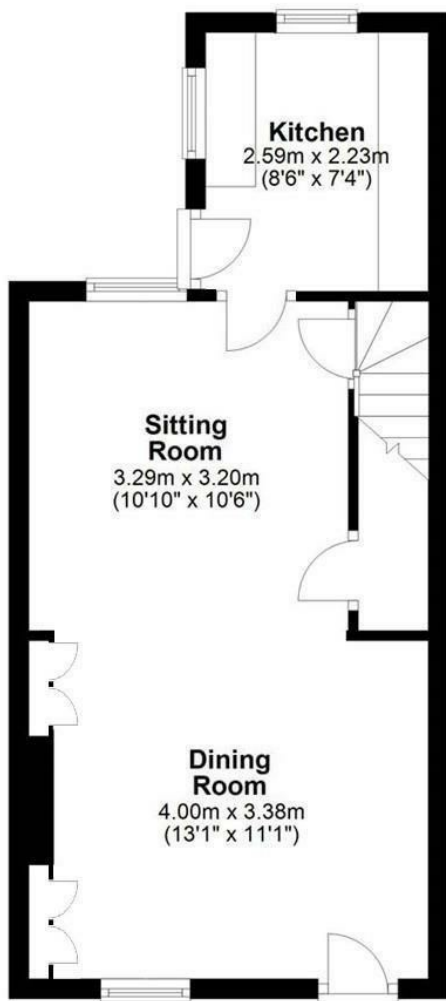
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



## Ground Floor



## First Floor



Approx. gross internal floor area 66 sqm (700 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

