



172 Vinery Road, Cambridge, CB1 3DT
Guide Price £650,000 Freehold



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A MUCH-IMPROVED, BAY-FRONTED PERIOD HOME WITH PV SOLAR PANELS AND A PRIVATE GARDEN, A STONE'S THROW FROM ST PHILIP'S PRIMARY SCHOOL, CLOSE TO THE HEART OF ROMSEY AND AVAILABLE WITH NO CHAIN.

- 950 sqft / 88 sqm
- 3 bed, 1 recep, 2 bath
- 1920's
- Gas-fired heating to radiators
- EPC - TBC
- End-of-terraced house
- 161 sqm / 0.04 acre
- Driveway parking
- Council tax band - D

172 Vinery Road is a bay fronted, end-of-terrace property of brick elevations under a pitched roof. The property has undergone various improvements over the last eight years including the addition of PV solar panels, updated shower rooms, new flooring and insulation.

The property is entered via a solid timber door with a fanlight over, leading to an entrance hall with stairs to first floor and entry to a delightful, open-plan living/dining room, which benefits from a dual aspect and solid oak wood flooring. The living room has a bay-window and French doors from the dining area, opening onto the rear garden. The kitchen has been fitted with a modern range of base and eye-level units and finished with granite worktops; integrated appliances include a washing machine, dishwasher, double oven, and a five-ring gas hob with an extractor over. Double doors open onto the garden.

Upstairs are three bedrooms, bedroom 3 currently serving as a study and including a built-in desk and shelving. The master bedroom is particularly spacious and has a refitted ensuite shower room, which has been fitted with a modern white suite. Finally, there is a refitted shower room, complemented by vanity furniture, attractive tiling and a heated towel rail.

Outside, there is generous driveway parking for two vehicles. A side gate leads through to the rear garden via a useful sheltered storage area. The garden is mainly decked and paved for ease of maintenance and is walled and fenced. The garden extends to around 28ft and is bordered with a variety of stocked beds.

Location

Vinery Road is a very desirable residential area, superbly positioned just off Mill Road within easy reach of the city centre. This section of Vinery Road is closed to through motor traffic from Mill Road, effectively making it a quiet cul-de-sac accessed by car from Coldhams Lane

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.

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

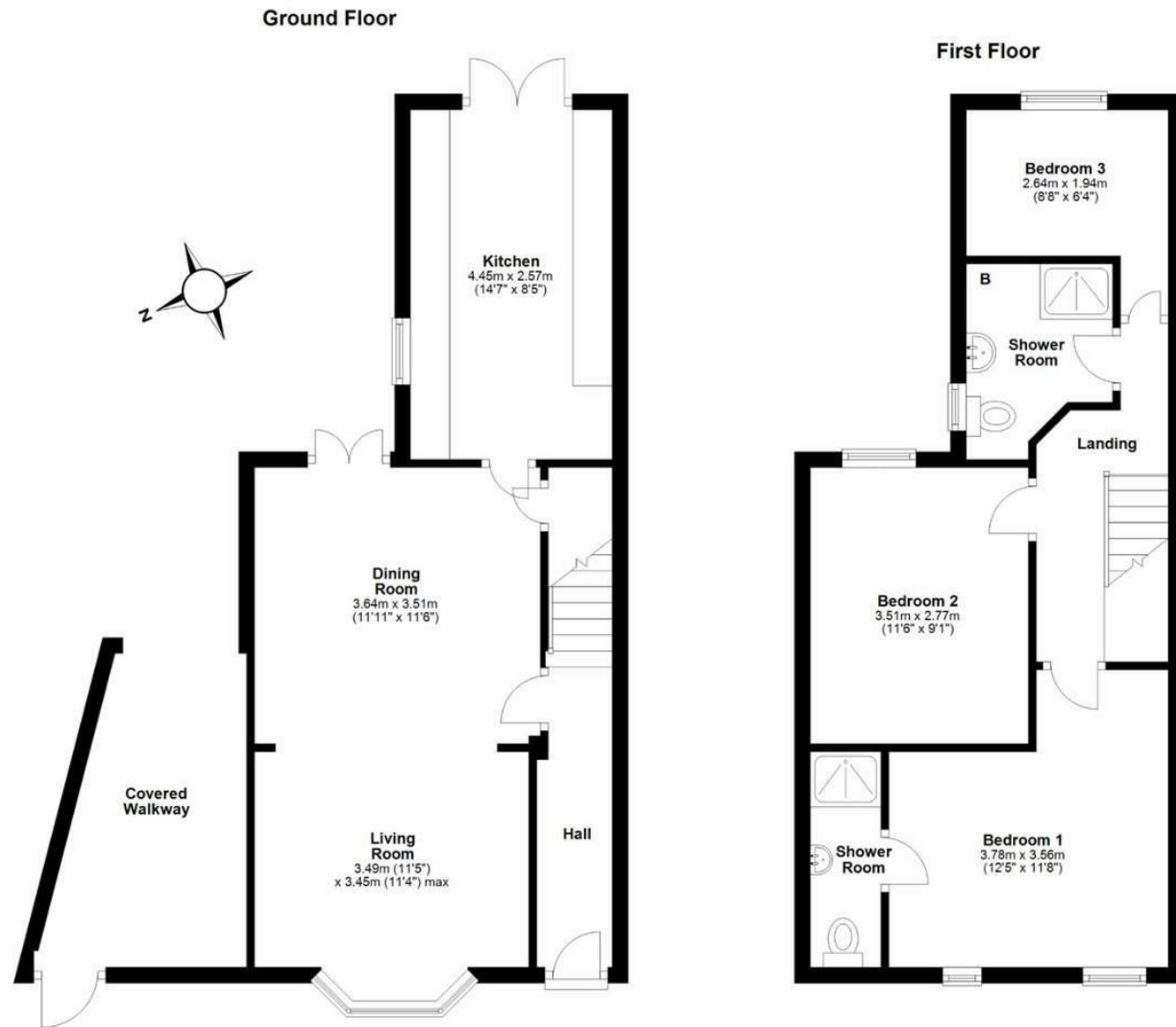
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 88 sqm (950 sqft) excluding Covered Walkway

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	76	84
	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.



