



236 Milton Road, Cambridge, CB4 1LQ
Guide Price £850,000 Freehold



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A 1930'S DETACHED HOME WITH PV SOLAR PANELS, GARAGE, DRIVEWAY PARKING, AND A DELIGHTFUL SOUTH-EAST FACING GARDEN THAT EXTENDS TO 175FT / 53M, AVAILABLE WITH THE BENEFIT OF NO ONWARD CHAIN.

- 1075 sqft / 100 sqm
- 4 bed, 2 recep, 1 bath
- Victorian
- Driveway parking
- Council tax band - F
- Detached
- 161 sqm / 0.04 acre
- Gas-fired heating to radiators
- EPC - D / 68

236 Milton Road is a well-cared-for 1930's detached house that has been in the same family for over 5 decades. The house has versatile accommodation of 1525 sqft and boasts a stunning rear garden that offers exciting scope to extend, subject to the necessary consents.

The property is entered via an original stained glass timber door, leading to a generous entrance hall with stairs leading up to the first floor and access to a cloakroom W.C. There is a bay-fronted living room with double doors to a dining room area. The kitchen/breakfast room has been fitted with a modern range of base and eye-level units; integrated appliances include a dishwasher, fridge/freezer, double oven, and four-ring gas hob with an extractor over. Completing the ground floor accommodation is a conservatory with doors opening onto the private rear garden.

Upstairs are four bedrooms, three of which are comfortable doubles. The principal bedroom is particularly spacious and includes built-in storage cupboards. The bathroom has been fitted with a modern three-piece suite and there is an additional W.C.

Outside, the front of the property is set well back from the road behind a large driveway and a woven hazel fence. A secure set of gates lead down to a large garage and the delightful private south-east facing garden which measures 175' x 35' and also has a surprise underground bunker, believed to have been used by the former tailor of Cambridge University during the war. There is a paved terrace, well suited to alfresco dining, a summer house and an additional shed located at the foot of the plot. The garden itself is mainly laid to lawn and bordered with a variety of mature beds, plants and trees.

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 - F

Fixtures and Fittings

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

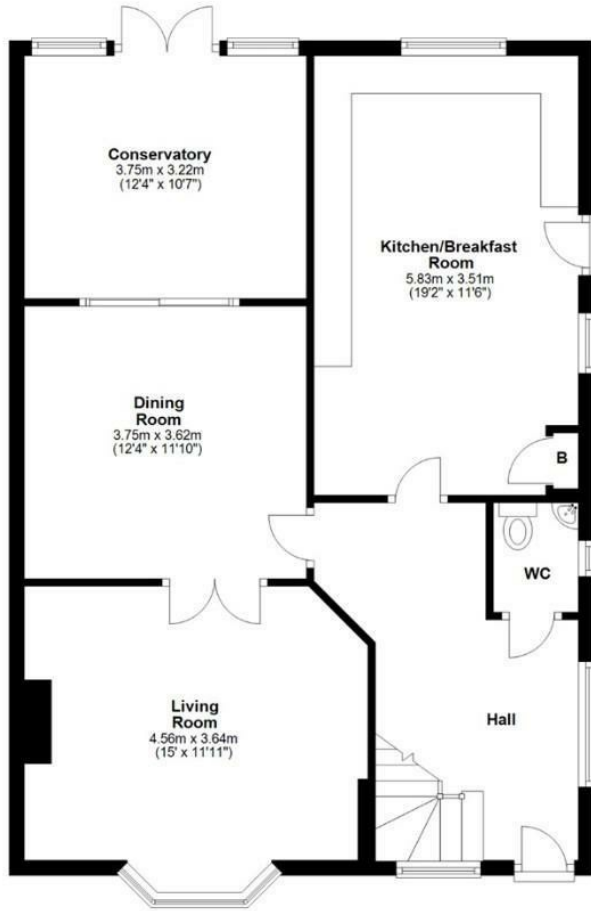
Viewing

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

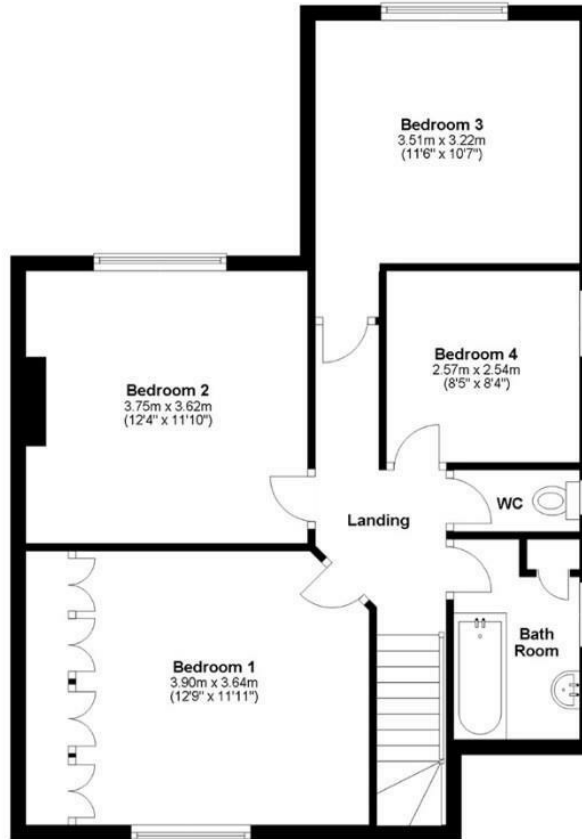




Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 142 sqm (1525 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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.



