



68 Oxford Road, Cambridge, CB4 3PL
Guide Price £550,000 Freehold



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**A MUCH-IMPROVED VICTORIAN HOME WITH A SOUTH-EAST FACING GARDEN,
SITUATED JUST OFF HUNTINGDON ROAD IN THIS POPULAR RESIDENTIAL AREA,
A 9-MINUTE CYCLE RIDE NORTH OF CAMBRIDGE MARKET SQUARE.**

- 700 sqft / 65 sqm
- Victorian, terraced home
- Residents' permit parking
- EPC - C / 70
- 2 bed, 1 bath, 2 recept
- 0.03 acres
- Gas-fired heating to radiators and underfloor
- Council tax band - D

No. 68 Oxford Road is a delightful, mid-terraced period home of traditional brick elevations under a slate tiled roof, dating from 1900. The house still retains a number of period features, yet has been thoughtfully updated and designed with modern living in mind including the addition of underfloor heating throughout the ground floor.

The property is entered via a solid timber door with a fanlight over, leading to an entrance hall with a full height storage cupboard and space for coats and footwear. There is a bright, open-plan sitting/dining room with built-in shelving and a feature fireplace, contrasted by an attractive surround. The room has a dual aspect, stairs leading to the first-floor, and is finished with wooden flooring. The kitchen has been fitted with a modern range of base and eye-level units; integrated appliances include an oven, microwave, dishwasher, fridge/freezer and a five-ring gas hob with an extractor over. A door from the kitchen leads to the south-east facing garden.

Upstairs are two double bedrooms, the principal bedroom is particularly spacious and includes built-in sliding wardrobes. There is an impressive refitted bathroom, which has been fitted with modern vanity units and is complemented by a skylight, a heated towel rail and inset spotlights.

Outside, the front of the property is set back behind a shallow front garden with a covered bin store, raised sleeper wall and a quarry tiled pathway to the front door. The rear garden measures around 53ft x 13ft and has been landscaped for ease of maintenance, mainly paved and shingled with a central lawned area. There is a useful storage shed and seating area at the foot of the garden, which is well-suited to alfresco dining. A secure gate to the rear provides pedestrian access back to the front of the property.

Location

Oxford Road, which runs between Huntingdon Road and Windsor Road forms part of an established residential area lying about 1.25 miles north west of Cambridge City centre. There is local shopping and a recreation ground on Histon Road, primary schooling at the nearby Mayfield School and secondary schooling at Chesterton Community College. There is a Sainsburys store at Eddington and the city can be easily reached by foot or bicycle.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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.

