



181 Milton Road, Cambridge, CB4 1XG  
Guide Price £800,000 Freehold



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**A SUBSTANTIAL BAY-FRONTED SEMI-DETACHED RESIDENCE OF AROUND 1441 SQFT, PLUS A DOUBLE GARAGE, SET IN GROUNDS OF ABOUT 0.17 ACRES, OFFERING SUPERB SCOPE TO EXTEND (STPP), AVAILABLE WITH NO CHAIN.**

- 1441 sqft / 133 sqm
- 4 bed, 2.5 bath, 3 recep
- Double garage and driveway
- 1912/13
- EPC – G / 19
- Semi-detached house
- 687 sqm / 0.17 acre
- Individual gas-fired and electric heaters.
- Council tax band - E
- No chain

No.181 Milton Road represents an exciting opportunity to acquire a sizeable period home with a double garage and a 0.17 acre plot, situated less than 1.5 miles from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. The property needs modernisation, yet offers exciting scope to extend and develop, subject to the necessary consents.

The property is entered via a solid timber door with stained glass windows either side, leading to a welcoming entrance hall with stairs to first floor. There are 3 reception rooms including a bay-fronted sitting room with an adjoining living room with feature fireplaces. The dining room also has a bay window, benefits from a dual aspect and has a gas fire (currently decommissioned). The kitchen has been fitted with a range of matching units and there is an oil-fired Aga. Completing the ground floor accommodation is a wet room which has a basin and low-level W.C.

Upstairs are 4 bedrooms, 2 of which are comfortable doubles and have feature fireplaces. There is a separate bathroom and W.C. The landing provides access to an eave's storage area.

Outside the property enjoys a prominent position on the corner of Milton and Arbury Road. The house is set nicely back from Milton Road behind a front garden which is predominantly paved and enclosed by mature hedgerows. A side gate provides access to the private rear garden which has a storage shed and a rotating summerhouse. The garden is mainly laid to lawn and bordered with a mature variety of shrubs and trees. There is a large potting shed located at the foot of the garden, equipped with lighting and power. A double garage adjoins the potting shed and there is also a small driveway, accessed via Arbury Road. The garden and the potting shed are to be sold as seen.

**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 close by 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.

**Agent's Note**

We understand there is currently no central heating. There is an oil-fired Aga, which heats the hot water and radiator in the main bathroom. Mains gas is connected for anyone wishing to install central heating.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage. There is also an oil tank onsite, which feeds the oil-fired Aga.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - E

**Fixtures and Fittings**

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

**Viewing**

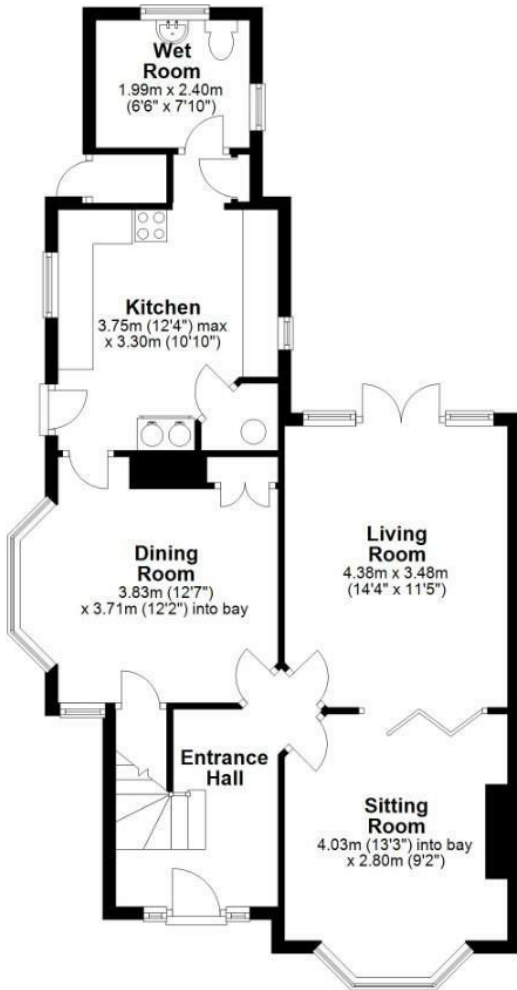
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





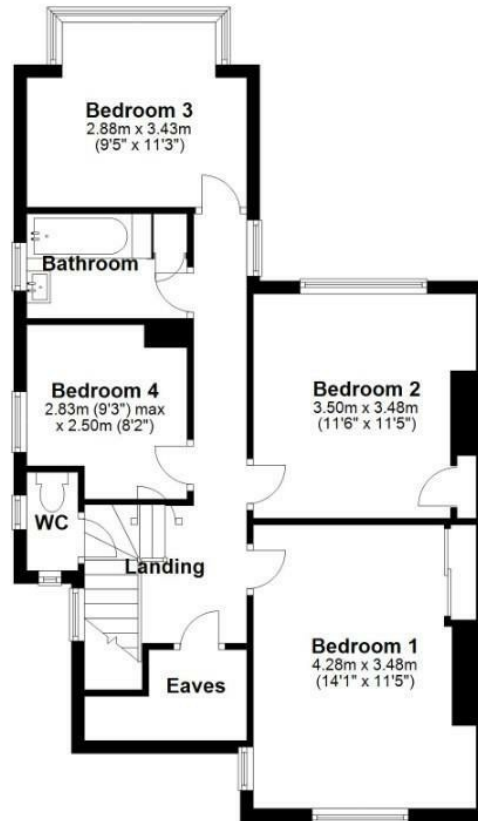
### Ground Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



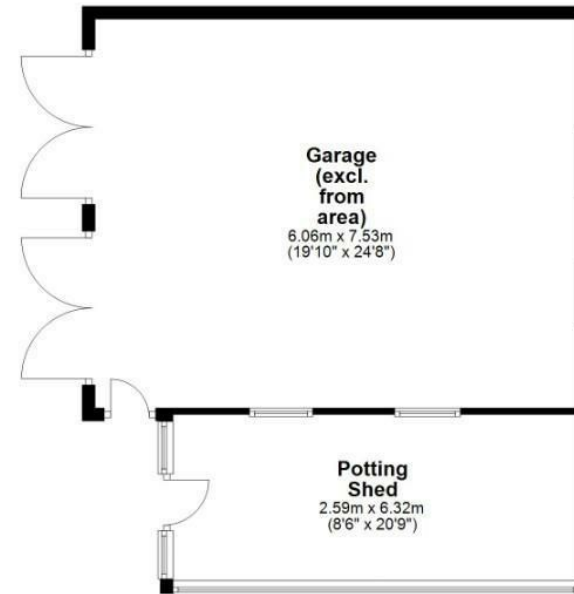
### First Floor

Approx. 63.1 sq. metres (679.0 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 133.9 sq. metres (1441.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

82	19
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.



