



121 Ross Street, Cambridge, CB1 3BS
Guide Price £625,000 Freehold



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AN EXTENDED AND BEAUTIFULLY REFURBISHED VICTORIAN HOUSE IN ROMSEY TOWN PROVIDING A STYLISH INTERIOR DESIGN AND WEST-FACING GARDEN WITH DETACHED HOME/GARDEN OFFICE. LOCATED CLOSE TO MILL ROAD AND CAMBRIDGE STATION.

- 1079 sqft / 100 sqm
- 2 double beds, 2 reception areas & 1.5 baths
- Double glazing throughout
- EPC – C / 70
- West-facing rear garden measuring 8.34m x 4.53m
- End of terrace Victorian house
- Gas central heating system to radiators
- On street parking
- Council Tax Band – C
- Detached garden/home studio (Insulated and power supply)

This attractive end-of-terrace house, located off Mill Road, has been the subject of a full and exhaustive modernisation, expansion and refurbishment program. The property offers a stylish interior design together with contemporary, functional living spaces and a blend of period and appealing features.

A reception hall leads to an open reception room, which comprises two sitting areas and a study area. This room has a bold and stylish colour scheme with attractive wooden flooring, column radiators and made-to-measure shutter blinds to sash windows. There is a useful concealed storage cupboard adjacent to the study space. A connecting inner hall leading to the kitchen area provides access to a utility room and a separate WC. An impressive kitchen/dining space has been created and benefits from a vaulted ceiling and extensive glazing to allow a high degree of natural light. The extensive kitchen is well-designed and equipped with painted cabinets, larder and drawers, quartz countertops and a deep matching Island providing further storage solutions and an inset induction hob. The dining area offers space for a sofa arrangement and access to and complete views of the garden through feature Crittall style windows and glazed door.

Upstairs, the first-floor landing leads to a luxurious bathroom suite with freestanding bathtub and a separate shower cubicle, and two spacious double bedrooms.

Outside, the split-level rear garden is fully enclosed with gated pedestrian access and a favourable west-facing aspect. A sunken paved seating area steps up to a lawn (artificial turf) and pathway leading to a recently constructed and fully functional home working studio with power and insulation.

Location

Ross Street, which is situated just off Mill Road in the fashionable Romsey Town area and is very well placed for a wide variety of independent shops, cafés and restaurants, the railway station and the city centre itself. Addenbrooke's Hospital and the Biomedical Campus is a short cycle ride away.

Agent's Note

Shared pedestrian access through side passageway.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band -

Fixtures and Fittings

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

Viewing

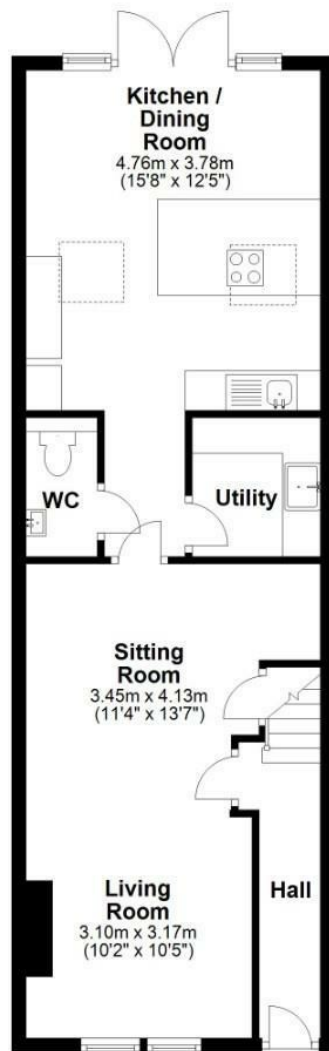
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



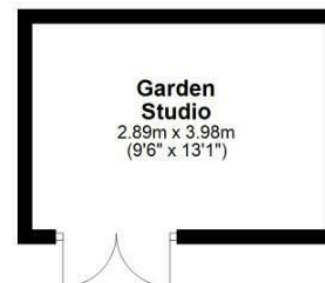
First Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



Outbuilding

Approx. 11.5 sq. metres (123.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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



