



7 Selwyn Road, Cambridge, CB3 9EA
Guide Price £700,000 Freehold



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A CHARMING 3-BEDROOM VICTORIAN HOUSE IN NEWNHAM PROVIDING A STYLISH MODERN INTERIOR DESIGN AND CREATIVE LOFT CONVERSION WITH A GENEROUS SOUTH-FACING GARDEN ADJOINING DOWNING COLLEGE PLAYING FIELDS.

- Victorian mid-terraced home
- No onward chain
- Plot size - 0.04 acres
- Residents permit parking
- Council tax band - C
- 3 beds, 1 baths, 1 receipts
- South-facing garden with outbuilding
- Gas-fired heating to radiators & underfloor
- EPC - C / 76
- Direct views to Downing College playing fields

7 Selwyn Road is a deceptively spacious Victorian mid-terrace house in Newnham, which has been transformed in recent years by creative alterations and a highly individual loft conversion designed for multi-purpose use and to connect the accommodation to lovely outside surroundings. The accommodation has a modern interior design arranged over three floors, measuring 993 sqft in total with an open plan ground floor layout, which opens to a long south facing rear garden with a modern outbuilding incorporating a utility room and semi-open storage area. Located on a quiet one-way street close to Barton Road, the property is within easy reach of Newnham village, Grantchester Meadows and the historic centre of Cambridge.

In a little more detail, the accommodation comprises a reception hall with modern panelling and staircase raising to the first-floor level. The principal living / dining space is open plan and comprises of three areas. The kitchen has been thoughtfully designed and is well-equipped, providing ample storage solutions through a range of stylish plywood cabinets with quartz working surfaces, integrated appliances and a sash window overlooking the front aspect. The central dining space has a useful built-in storage cupboard and connects to the sitting area which has floor to ceiling glazed double doors and a “pop-out” full height window, where one can push the whole panel of glass out and leave it open for ventilation.

The first-floor level comprises an luxury, designer family bathroom suite and two bright and spacious double bedrooms. A staircase from the first-floor landing leads to a large open plan second floor bedroom and sitting area with glazed rear elevation overlooking the garden and college playing fields beyond. High specification and doors feature throughout.

Outside, the established rear garden has a favourable south-facing aspect and is divided by a large contemporary outbuilding. The rear end of the garden enjoys un-spoilt and far-reaching views across well-maintained playing fields. Parking is on-street in a residents permit parking zone.

This superb period home benefits from being sold with no onward chain.

Agent's Notes

The ground floor level has underfloor heating.

Two neighbouring houses have rear access in order to take their bins out.

Location

Selwyn Road is located off Kings Road via Barton Road in a quiet part of the highly regarded Newnham Village approximately 1 mile west of the city centre. There is a good selection of local amenities in Newnham itself including award winning butcher, Co-op, bakers with coffee shop, pharmacy and primary school. Secondary and private schooling for all ages groups are available in the city. The city centre, colleges and various university departments can be reached by foot or bicycle via The Backs. Grantchester Meadows and Lammas Land are both within walking distance

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

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

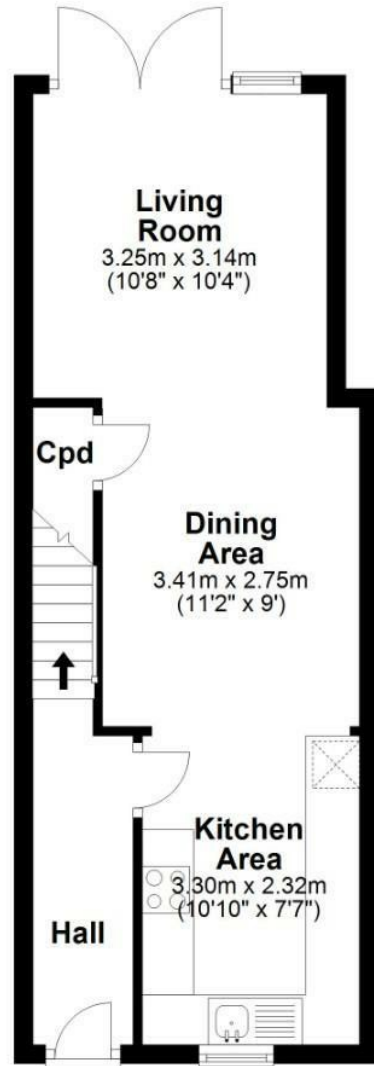
Viewing

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



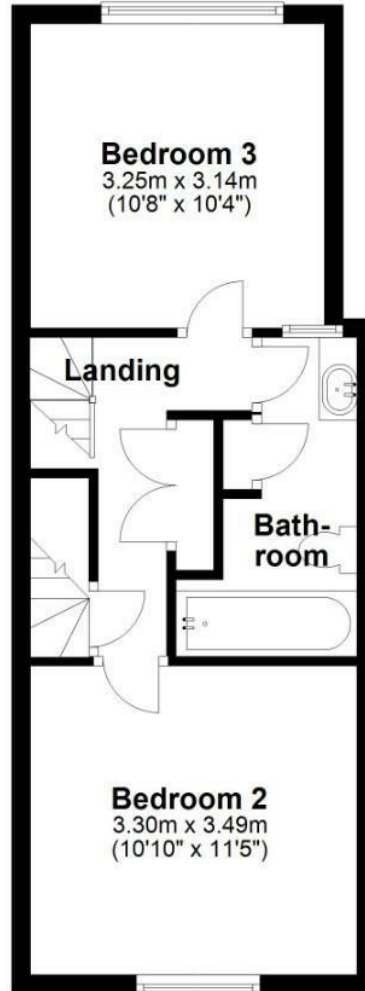
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



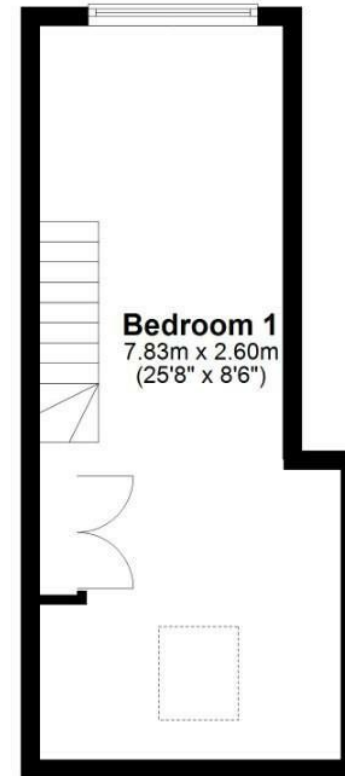
First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 92.3 sq. metres (993.3 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		87
(81-91) B	76	
(69-80) C		
(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

