



34 Neville Road, Cambridge, CB1 3SQ  
Guide Price £550,000 Freehold

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**A FULLY REFURBISHED, MID-TERRACE HOUSE PROVIDING FLEXIBLE ACCOMMODATION WITH A STRIKING CONTEMPORARY FINISH AND A PRIVATE GARDEN WITH OFF-STREET PARKING. LOCATED OFF CHERRY HINTON ROAD AND BACKING ON TO LICHFIELD RECREATIONAL GROUND.**

- 1109 sqft / 103 sqm
- 3 beds, 3 receptions, 2 bath
- Driveway parking for one vehicle
- EPC – C / 76
- Renovated throughout in 2021
- Mid-terrace house
- Plot size - 0.04 acres
- Built in 1970s
- Council tax band – C
- Cavity wall insulation with a 25-year guarantee was completed in January 2025

This extended three bedroom mid-terrace house on Neville Road has undertaken a full and comprehensive refurbishment and remodelling programme, which was completed in 2021. Further improvements have been made in 2025 to help energy efficiency through cavity wall insulation.

The property extends to 1109 sqft, with accommodation arranged over two floors, providing a tasteful contemporary interior design with a high-quality finish.

The ground floor level has been extended and altered to provide flexible living and home working space. An entrance hall, approached from the side of the property provides useful concealed storage and leads to a utility room and a sitting room, with a modern bathroom suite. This room offers good flexibility if you require a ground floor bedroom. The principal reception room has been thoughtfully designed with a stylish modern fitted kitchen and generous space for dining options and day to day living. The kitchen provides an extensive range of matching handleless cabinetry and drawers, quartz countertops, a matching central island and a range of integrated appliances, which include a fridge/freezer, dishwasher, a double oven, an induction hob with an extractor hood above, an instant hot water tap and an Insinkerator. There are glazed doors opening to the garden, access to a large study/snug room and a feature open staircase rising to the first-floor level with concealed storage under.

Upstairs, the first-floor landing area leads to a family bathroom suite and three spacious bedrooms.

Outside, the property is approached via a driveway providing parking for one vehicle and a pathway leading to the main entrance door. The rear garden is fully enclosed and designed for low maintenance, predominately laid to paving with a border. There is a brick-built store and gated pedestrian access which leads to Lichfield Recreational Ground.

#### **Location**

Neville Road is conveniently situated off Cherry Hinton Road, between Cowper and Lichfield Road. The location is considered one of Cambridge's most popular residential areas, allowing convenient access to Cambridge Railway Station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity.

The property is within the catchment area for Morley Memorial Primary School, Queen Edith's Primary School and Netherhall School. Hills Road and Long Road 6th form colleges are also a short distance away.

Coleridge Recreation Ground and Cherry Hinton Hall Park are both within walking distance, as is the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of eateries and wide range of shopping facilities.

#### **Tenure**

Freehold

#### **Services**

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

#### **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**

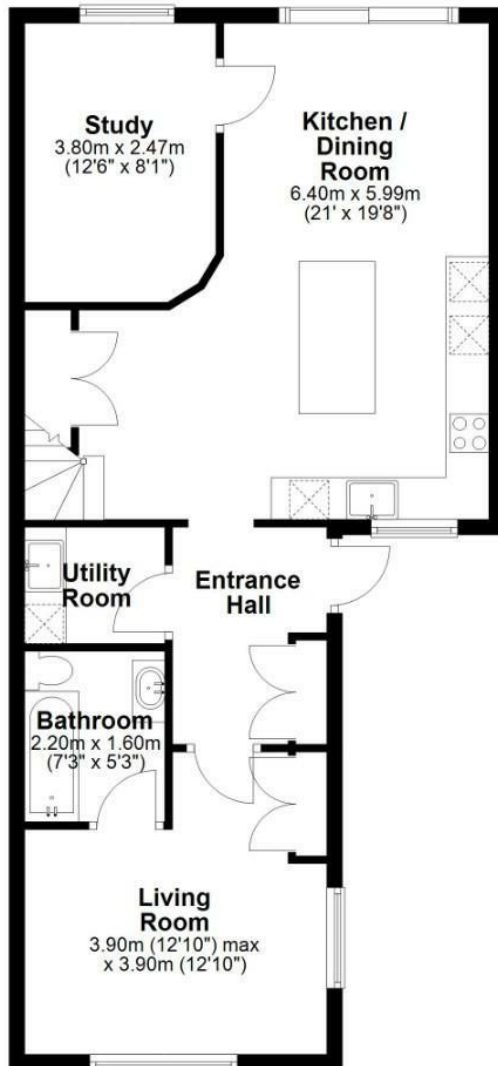
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





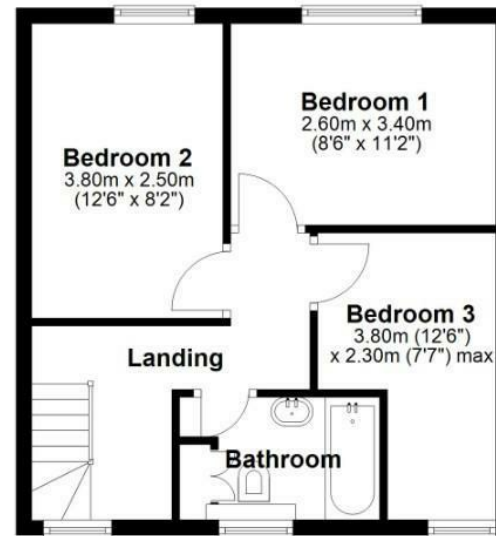
## Ground Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



## First Floor

Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 103.0 sq. metres (1109.0 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>	76	86
(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		
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.







