



P Permit holders only
BENSON NORTH
Mon - Fri
9 am - Noon



119 Oxford Road, Cambridge, CB4 3PJ
Guide Price £650,000 Freehold

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AN EXTENDED AND SIGNIFICANTLY IMPROVED BAY-FRONTED VICTORIAN HOME PROVIDING CHARMING ACCOMMODATION AND PRIVATE GARDENS BACKING ONTO COLLEGE PLAYING FIELDS, LOCATED ON OXFORD ROAD. CHAIN FREE.

- 972 sqft / 90 sqm
- No chain
- Plot size - 0.04
- EPC – D / 60
- Rear garden adjacent to Fitzwilliam College Playing Field
- Victorian, extended end terrace house
- 2 bed, 2 reception, 1 bath
- Gas-fired heating to radiators
- Council tax band – D
- On-street parking (residents permit parking between 9am and 12pm)

This attractive bay-fronted end of terrace house provides charming and sympathetically refurbished accommodation over two spacious floors, extending to 972 sqft in total.

The property is situated within a quiet and desirable residential area located off Huntingdon Road and backs onto Fitzwilliam College Playing Fields. A wide range of amenities on Histon Road, the city centre and access to major road links are all within easy reach.

Well-proportioned and beautifully finished accommodation with attractive features includes a reception hall and an elegant sitting room with a bay window, a period-style feature fireplace with bespoke recess cabinetry and shelving to both sides and original plasterwork and wooden floors. An attractive dining room opens into a broad and generous kitchen/breakfast room with framed kitchen cabinetry and drawers, solid wood worksurfaces with an inset Belfast sink, space for a range oven, fridge/freezer and an integrated dishwasher. Glazed double doors open to the garden.

Upstairs, the first-floor landing leads to two spacious double bedrooms and an impressive bathroom suite with a separate shower cubicle, finished in a heritage style.

Outside, the property is approached via a walled front garden with mature shrubs providing screening and a tiled pathway leading to the entrance door. Side access leads to an established rear garden with a raised decked seating area, lawn, mature shrubs and a garden shed.

Agent's Note

Access to the rear garden is via a shared side passage with the neighbouring property. The property is located within the Castle & Victoria Road Conservation area

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.

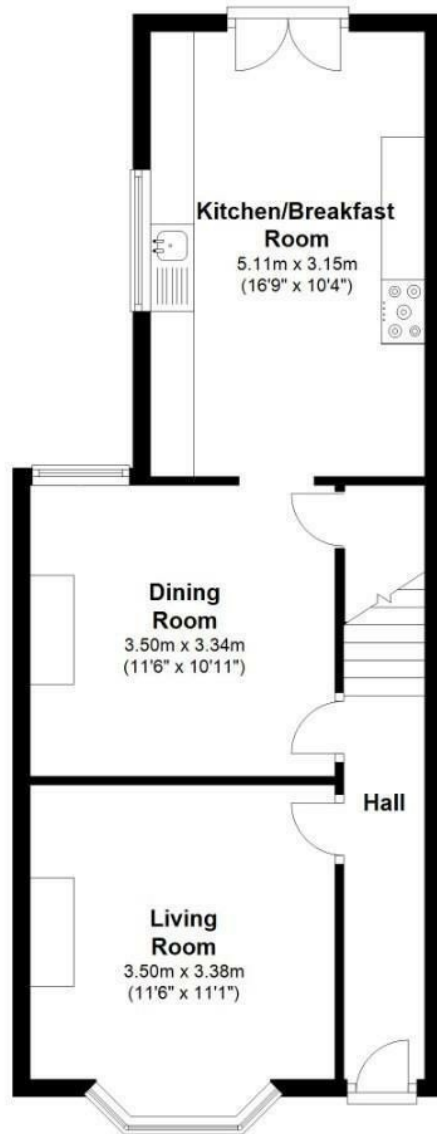
Viewing

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



Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		60
(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

