



5 Oxford Road, Cambridge, CB4 3PH
Guide Price £850,000 Freehold



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A CHARMING, ATTACHED VICTORIAN TOWNHOUSE OF OVER 1450 SQFT / 136 SQM, ENJOYING A SECLUDED POSITION AND A WEALTH OF PERIOD FEATURES THROUGHOUT, FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.

- 1625 sqft / 151 sqm including eaves storage
- 3 bed, 3 recep, 1.5 bath
- Plot size - 0.05 acres
- Gas-fired heating to radiators
- EPC – F / 32
- Attached house
- Garden measuring 60ft (max) x 21ft
- Permit parking
- Victorian
- Council tax - F

No.5 Oxford Road is a light and airy Victorian residence that is truly charming and occupies a quiet, near central city location, within striking distance of Eddington and the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. Period features include stripped wooden floorboards, high ceilings, feature fireplaces and French doors. The house was fully rewired in 2005, has added new windows in the kitchen, and includes bespoke shutters. Being situated at the Huntingdon Road end, the house benefits from unrestricted views to the front and rear, coupled with convenient parking.

The property is entered via a solid timber door with a fanlight over, leading to an entrance hall with stairs to first floor and finished with stripped pine floorboards which continue through to the various reception rooms. Both the living and dining rooms have feature cast iron fireplaces, contrasted by attractive tiled inserts. An original set of French doors from the living room open onto the private rear garden. The breakfast room has original built-in cupboards and benefits from southerly aspects. There is also a refitted cloakroom W.C off this room. The kitchen has been fitted with a range of base and eye-level units, has a skylight and windows overlooking the garden. The kitchen has various integrated appliances and is finished with solid oak worktops.

Upstairs the accommodation is arranged over a further two floors, the first housing two double bedrooms and a generous bathroom, which includes a separate bath, shower and houses the airing cupboard and hot water cylinder. Bedroom 3 is on the second floor, has a working fireplace and plenty of useful eaves storage.

Outside, there is permit parking under the Benson North scheme until 12 noon from Monday to Friday. The house is set back behind mature hedging, a wrought iron railing gate opens onto a pathway to the main entrance, and a gravelled front garden with various established shrub borders.

The walled and fenced rear garden measures around 60ft (max) x 21ft and offers a superb degree of privacy. French doors from the living room open onto a paved terrace, which benefits from southerly aspects. The remainder of the garden is predominantly shingled and stocked with a superb variety of trees, shrubs and herbaceous borders.

The charm, space, and grandeur of this former detached Victorian Townhouse demands an early viewing.

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 - F

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.







Approx. gross internal floor area 151 sqm (1625 sqft) including Eaves Storage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
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.



