



53 Marshall Road, Cambridge, CB1 7TY
Guide Price £675,000 Freehold



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ATTRACTIVE, BAY-FRONTED VICTORIAN HOME OFFERING WELL-PROPORTIONED ACCOMMODATION THROUGHOUT AND ENJOYING A FAVOURABLE POSITION JUST OFF HILLS ROAD, FOR SALE WITH NO ONWARD CHAIN.

- 952 sqft / 88 sqm
- 3 bed, 2 recep, 1.5 bath
- Permit parking
- Gas-fired heating to radiators
- Council tax band - D
- Mid terraced house
- 121 sqm / 0.03 acre
- Victorian
- EPC – D / 64
- No chain

This attractive Victorian home has been well cared for and offers well-proportioned accommodation of around 952 sqft / 88 sqm. The property also has a private garden and a wealth of retained period features.

The property is entered via a solid timber door with a fanlight over, leading to an entrance hall with stairs to first floor. There is a delightful bay-fronted sitting room with a feature cast iron fire contrasted by a real wood surround. There is an adjoining dining room area, which has an understair storage cupboard. The kitchen/breakfast room has been fitted with base and wall mounted units and has various integrated and freestanding appliances, all of which are included within the sale. The breakfast area currently serves as a useful storage space, has French doors to the rear garden and access to a cloakroom W.C.

Upstairs are three bedrooms, two of which are comfortable doubles and include feature fireplaces. Bedroom 3 has pleasant views over the rear garden and also benefits from a Velux window. The bathroom has an attractive rolltop bath with a shower over, a wash hand basin and a low-level W.C.

Outside, the front of the property is set back behind a shallow front garden with a low brick wall and there is a quarry tiled pathway to the front door. The rear garden is enclosed by fencing, offers a superb degree of privacy and secure gated access back to the front of the terrace. There is also a block paved patio and quarry tiled seating area, well suited to alfresco dining in the warmer months.

Agent's Note

We understand the property is tenanted until August 25th and will be available for completion thereafter.

Location

Marshall Road, which is just off Hills Road opposite Homerton College, forms part of a popular south city residential area with excellent local facilities. Cambridge Leisure Park is close by with its multiplex cinema, supermarkets, restaurants and bars. Cambridge Railway Station is an easy walk or cycle ride, about 0.7 miles away. The city centre is easily accessible about 1.25 miles away, and there are excellent public transport facilities available. State and Independent schooling for all age groups is available nearby including the well renowned Hills Road Sixth Form College. For those working at Addenbrooke's Hospital and the Biomedical Campus, this property is ideally located.

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.

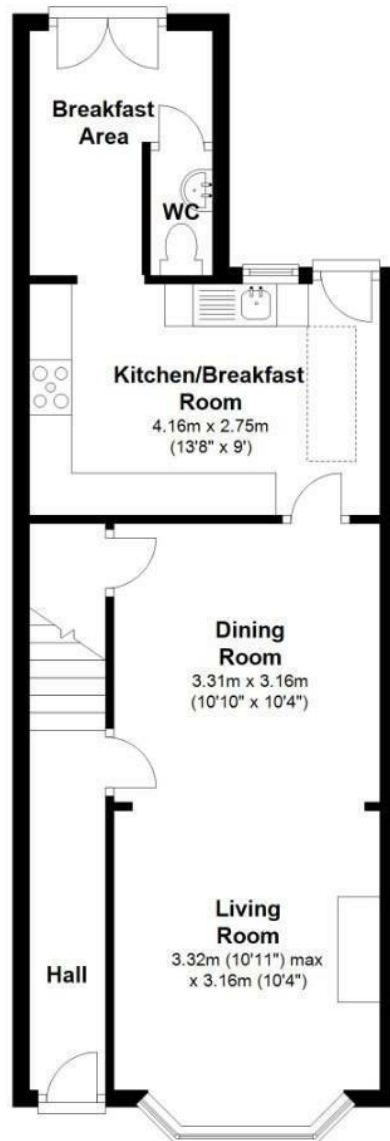
Viewing

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



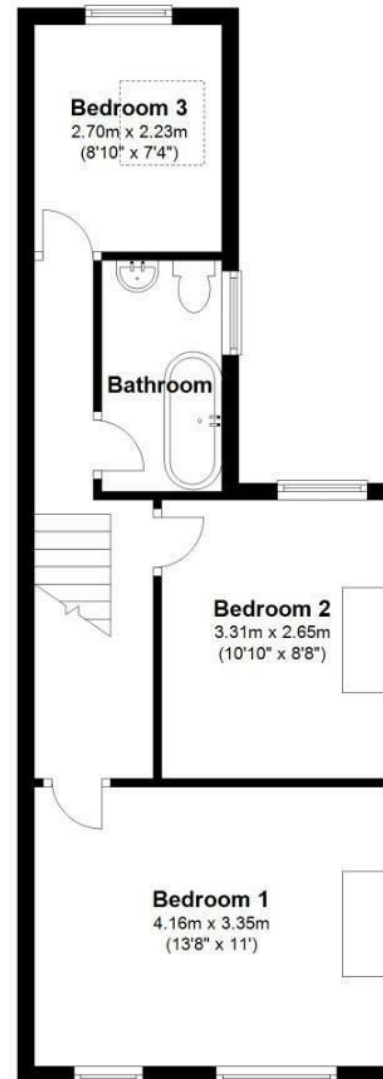
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 88.5 sq. metres (952.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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

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