



27 Marmora Road, Cambridge, CB1 3PY  
Guide Price £650,000 Freehold



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**A 4-BEDROOM TERRACE HOUSE WITH AN IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN AREA, BENEFITTING FROM LANDSCAPED GARDENS AND A CARPORT. LOCATED IN ROMSEY TOWN, MOMENTS FROM MILL ROAD AND WITHIN EASY REACH OF CAMBRIDGE STATION.**

- 1133 sqft / 105 sqm
- 1980's mid-terrace house
- Carport with electric charging point
- Plot size - 0.03 acres
- Gas-fired heating to radiators & electric heating to underfloor
- 4 bedrooms, 2 baths, 1 reception
- Stylish, well-equipped kitchen
- Private landscaped gardens
- Double glazed & bifold doors
- EPC – C / 75

This modern four-bedroom property on Marmora Road is perfectly placed for easy access to a wide range of independent shops and cafés on Mill Road, Cambridge Station and the city centre.

The property has been significantly improved and offers stylish, contemporary living accommodation over three floors, a beautifully designed rear garden and a valuable off-street parking space with an electric charging point.

The accommodation comprises a reception hall with a concealed understairs storage cupboard, leading to an impressive reception space with access to and views of the garden. This generous open plan space enjoys a high degree of natural light and offers a well-equipped and well-designed modern kitchen with a full range of integrated appliances and quartz working surfaces. A large rustic dresser enhances the dining space and provides additional storage solutions. A full width sitting area with a large sky lantern and bifold doors completes this space.

Upstairs, the first-floor landing leads to three bedrooms and a refitted bathroom suite. A staircase leads to a large second floor principal bedroom with an ensuite shower room and a generous built-in storage/hanging space.

Outside, at the front, a dropped kerb provides access to a covered carport with a charging point.

The rear garden is private and fully enclosed with gated pedestrian access. The garden was recently landscaped and provides two decked seating areas, a lawn with well-stocked borders of colourful and scented plants and flowers and a useful timber storage shed.

**Location**

Marmora Road is situated off Mill Road and well placed for the city centre and railway station. Local shopping is available on Mill Road itself with a wide range of independent shops, bars and cafés. Sainsburys supermarket is just around the corner on Brooks Road. Addenbrooke's Hospital, Cambridge Railway Station and the city centre are all close by and within cycling or walking distance.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.  
Fibre broadband is available but has not been 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.

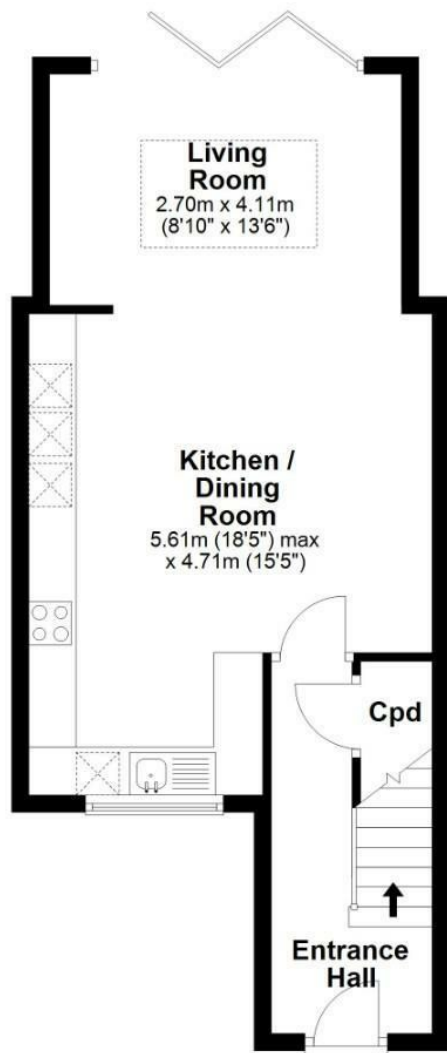






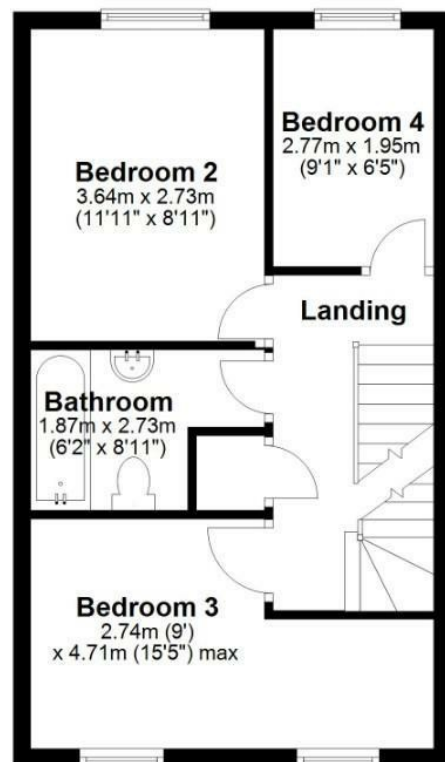
## Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



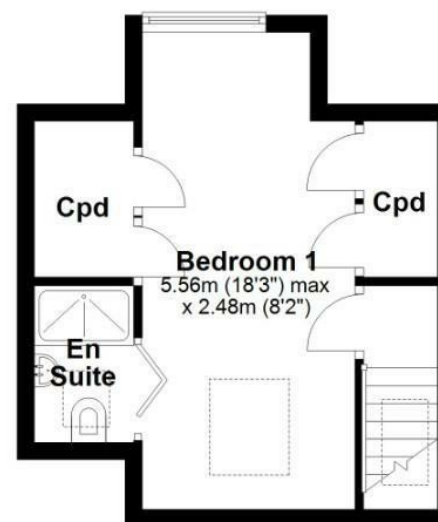
## First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



## Second Floor

Approx. 22.4 sq. metres (240.6 sq. feet)



Total area: approx. 105.3 sq. metres (1133.9 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>		
(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		
<b>England &amp; Wales</b>	75	86
	EU Directive 2002/91/EC	



