



157 Catharine Street, Cambridge, CB1 3AP  
Offers Over £600,000 Freehold



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**A BEAUTIFULLY EXTENDED, SEMI-DETACHED HOME WITH DRIVEWAY PARKING AND A PRIVATE WEST-FACING GARDEN, ENJOYING A QUIET, NEAR CENTRAL CITY LOCATION IN THE HEART OF ROMSEY TOWN.**

- 1000 sqft / 93 sqm
- 3 bed, 2 recep, 1.5 bath
- 0.05 acres
- Gas-fired heating to radiators
- Council tax band - D
- Semi-detached house
- West-facing garden
- Driveway
- EPC – D / 65

This attractive semi-detached house dates from 1910 and benefits from a superb kitchen/bathroom extension, which was added in 2020. The home occupies a convenient position just off Mill Road, less than a mile from Cambridge Station and just 1.5 miles from Cambridge City centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There is a generous bay-fronted living room with several storage cupboards and benefitting from a dual aspect. The room is finished with engineered wood flooring, which continues through to the noteworthy kitchen/dining room with a vaulted ceiling, triple aspect windows and three skylights. The kitchen has been fitted with a comprehensive range of modern units, includes a number of integrated appliances and is finished with solid oak worktops. Completing the ground floor accommodation is a refitted bathroom with a separate bath and shower, complemented by attractive tiling and a heated towel rail.

Upstairs are three good sized bedrooms, and a cloakroom W.C. with a wash hand basin.

Outside, the property is nicely set back from the street behind a driveway and a picket fence, with a pathway to the main entrance and established shrub borders. A large side gate leads to the rear garden, which is due west and offers a superb degree of privacy. There are two useful brick-stores, a sheltered pergola with a seating area and a shingled side garden, which has scope to extend, subject to planning permission. The remainder of the garden is laid to lawn and stocked with a variety of shrubs and trees.

**Location**

Catharine Street is situated off Mill Road in the fashionable Romsey Town area, about one and a half a miles south east of Cambridge City centre. Mill Road itself offers a wide and varied selection of independent shops, restaurants and bars. The railway station and historic centre is within walking or cycling distance.

**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.







Approx. gross internal floor area 93 sqm (1000 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.







