



38 Argyle Street, Cambridge, CB1 3LR
Guide Price £525,000 Freehold



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**A BAY-FRONTED VICTORIAN HOUSE WITH A SOUTH-WEST FACING GARDEN
EXTENDING OVER 80FT. THE PROPERTY ENJOYS A CONVENIENT POSITION IN THE
HEART OF ROMSEY AND IS AVAILABLE WITH NO ONWARD CHAIN.**

- Late Victorian bay-fronted terraced home
- First-floor bathroom & refitted kitchen
- Gas-fired heating to radiators
- Permit parking available
- No onward chain
- 3 bedrooms, 1 bathroom, 2 receptions
- Scope to extend (STPP)
- Plot size - 0.04 acres
- EPC - D / 61
- South-west facing garden extending to 82ft (25m)

No. 38 Argyle Street is a late Victorian bay-fronted mid-terraced house of traditional brick-built elevations under a slate roof. The property has been well cared for by its owner since it was purchased just over 38 years ago.

The property is entered via a solid timber door with fanlight over, leading to an entrance hall with stairs to first floor and retaining decorative archway and corbels. There is a bay-fronted living room with an attractive original fireplace. The dining room has an understair storage cupboard and double doors opening onto the private rear garden. Completing the ground floor accommodation is a kitchen, which has been fitted with a modern range of base and eye-level units; integrated appliances include an oven and electric hob with extractor over.

Upstairs are 3 bedrooms and a first-floor bathroom, which has been fitted with a modern white suite comprising a low-level W.C, wash hand basin and panelled bath, complemented by part tiled walls.

Outside, there is plenty of permit parking available. The rear garden extends to around 82ft (25m) and offers a superb degree of privacy. There is a paved patio and shingled area, the whole is enclosed by fencing.

The property offers exciting scope to extend (STPP) and is available with the advantage of no onward chain.

Agents Note

Whilst the property has no chain, No.38 is currently tenanted and will not be available for completion until after October 20th 2025. The photos were taken prior to the tenants move in.

Location

Argyle Street is situated just off Mill Road in heart of the Romsey Town district of Cambridge, famed for being a “Cultural Capital” with a great community spirit and home to many independent shops, restaurants, cafes, bars and local artisan businesses. The City centre is a short distance away with railway station about 0.5 miles distant.

Tenure

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

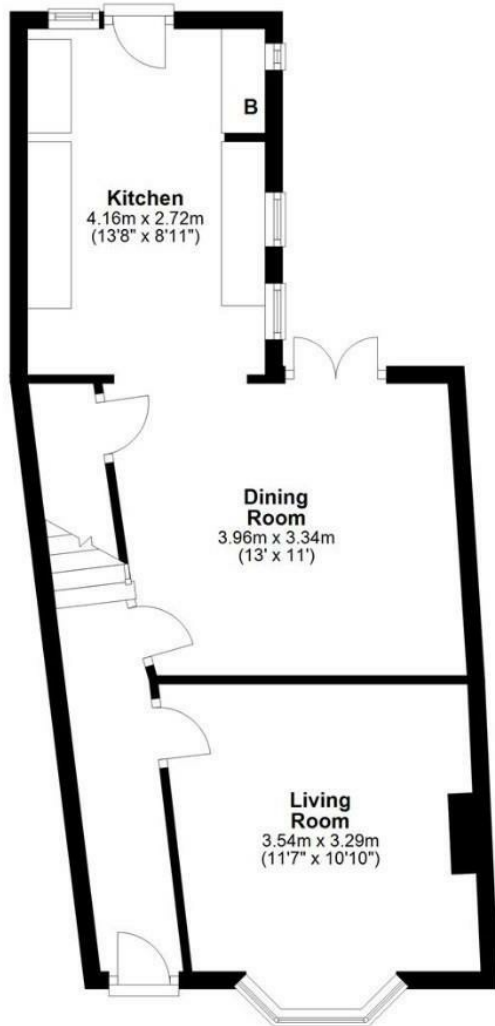
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

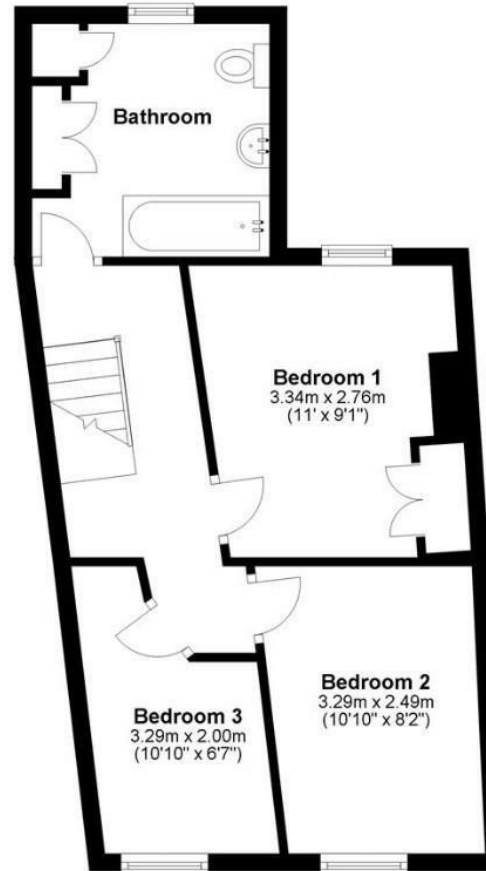
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

