



21 Newmarket Road, Cambridge, CB5 8EG  
Guide Price £925,000 Freehold



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**A SUBSTANTIAL AND VERSATILE, 5-BEDROOM, VICTORIAN TOWNHOUSE BENEFITTING FROM AN ARRAY OF PERIOD FEATURES AND A SUPERB, NEAR-CENTRAL LOCATION CLOSE TO THE RIVER CAM.**

- Victorian townhouse
- 5 bedrooms, 2 bathrooms
- Enclosed rear garden with shed/workshop
- Residents permit parking
- EPC rating - 58 / D
- Accommodation arranged over four floors
- 3 reception rooms
- Gas central heating to radiators
- Council tax band - E
- Attractive features incl. high ceilings, sash windows and fireplaces

This elegant Victorian townhouse enjoys a most convenient position, around 10 minutes' walk from the city centre and a stone's throw from Midsummer Common and the river Cam. The property boasts period features such as high ceilings, multiple fireplaces, restored sash windows, quarried tiles, picture rails and ceiling roses.

A sheltered entrance porch with attractive mosaic floor tiles leads to the entrance hall, which is accessed via a stained-glass effect door and has stairs to the first floor. The kitchen/breakfast room has a range of fitted units and space for fridge/freezer, oven, dishwasher and a free-standing gas cooker with a vent to a chimney. A single door with stained glass opens into the front sitting room, which features a working fireplace and a bay window. At the rear of the property, there is a dining room, which also has a bay window, with this one including French doors and steps down to the garden.

The lower ground floor comprises a study/family room with quarry tiles and attractive feature fireplace, utility room with a side door to the rear garden and a three-piece shower room at the rear.

On the first floor, there is an impressive living room/bedroom with three large windows to the front aspect, exposed wooden floorboards and a charming period fireplace. There is a further double bedroom with a fitted wardrobe and a family bathroom with a freestanding bath, wash basin, WC and Velux window.

There are three bedrooms on the second floor, two of which are double in size.

Outside, the property is set back from the road behind a low-maintenance garden with low-level boundary wall and mature hedgerow. Gated pedestrian access leads to the rear garden, which is predominantly laid to lawn, with side borders, raised beds and mature trees nearby. It is fully enclosed by boundary walls and has a timber shed/workshop at the rear, which is insulated and has power connected.

**Location**

Local shopping 150 yards, city centre (Market Square) 0.5 miles, railway station 1.25 miles (Liverpool Street from 60 minutes, King's Cross from 49 minutes). The city end of Newmarket Road is a convenient, sought-after central location close to Midsummer Common within easy walking distance of the excellent local shopping facilities in Burleigh Street, the Grafton Centre and is also within easy walking distance to the Market Square.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**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.









Total area: approx. 166.8 sq. metres (1795.1 sq. feet)

Drawings are for guidance only  
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                             | 58      | 80        |
| 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.







