



10 Auckland Road, Cambridge, CB5 8DW  
Guide Price £700,000 Freehold



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**AN IMPRESSIVE VICTORIAN END OF TERRACE HOUSE OFFERING A BLEND OF ORIGINAL PERIOD FEATURES AND STYLISH CONTEMPORARY TOUCHES WITH ACCOMMODATION ARRANGED OVER THREE FLOORS, LOCATED MOMENTS FROM MIDSUMMER COMMON AND THE RIVER.**

- 900 sqft / 84 sqm
- Victorian end of terrace house built in 1870
- Private west-facing courtyard garden
- Plot size - approx 0.02 acres
- Newly installed double glazed gable window
- 3 bedrooms, 1 reception, 1 bathroom
- Residents permit parking scheme
- Gas central heating system to radiators
- EPC – D / 57
- Well-equipped modern kitchen with marble worktops

This attractive Victorian town house on Auckland Road occupies a privileged location yards from Midsummer Common and a short walk to the main shopping area and numerous cafés, public houses and restaurants. The property has been significantly improved and extended to provide additional ground floor space and a loft conversion.

An attractive entrance hall with oak flooring leads to a refitted modern kitchen with a range of matching units and drawers, marble working surfaces with matching upstands and a range of integrated appliances, which include an oven, hob with an extractor fan, fridge/freezer and a dishwasher. From the hallway is a light and open reception room with a dining area and sitting area with bifold doors opening to the garden. A cloakroom completes the ground floor accommodation.

Upstairs, the first-floor landing leads to an impressive bathroom suite with a separate shower cubicle and two spacious double bedrooms. Bedroom one provides triple built-in wardrobes. Bedroom two has a vaulted ceiling, dual aspects and a stunning, newly fitted gable window. A staircase leads to the second-floor double bedroom.

The walled rear garden is fully enclosed, provides a high degree of privacy and a west-facing aspect. This lovely outside area is predominately laid to paving with raised beds. There is pedestrian access for bicycles and bins.

**Location**

Auckland Road is a quiet road situated just off Maids Causeway/Newmarket Road and gives very easy access to Midsummer Common, Jesus Green and the river. The city centre is about 10 minutes walk away and there are an excellent range of local facilities nearby including the Grafton Centre and numerous shops and restaurants on Fitzroy Street. The property is within catchment of the excellent St Matthew's Primary School (OFSTED rated outstanding).

**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.

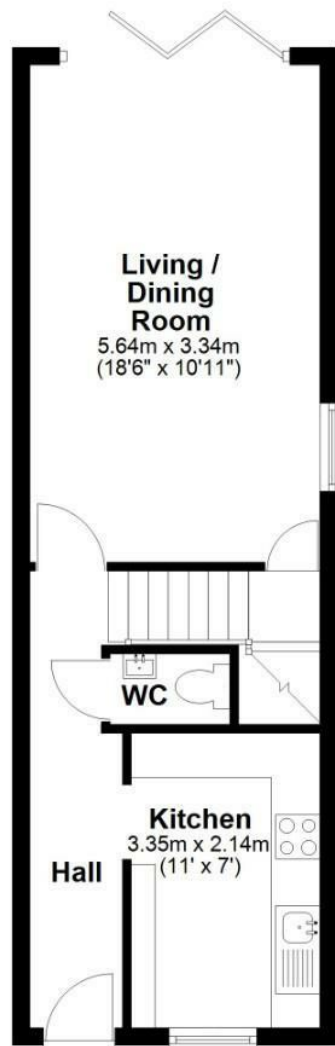
**Viewing**

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



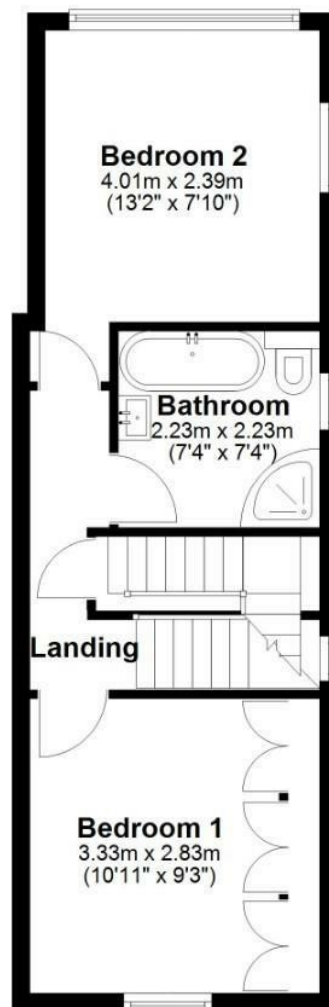
## Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



## First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



## Second Floor

Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**10 Auckland Road, Cambridge**

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>81</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>                            | <b>57</b> |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |



