



8 Newmarket Road, Cambridge, CB5 8DT
Guide Price £875,000 Freehold



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A CHARMING 1840'S, GRADE II LISTED TOWNHOUSE PROVIDING CHARACTERFUL AND ELEGANT ACCOMMODATION OVER FOUR FLOORS WITH A DELIGHTFUL SOUTH-FACING GARDEN, OCCUPYING A PRIME CENTRAL LOCATION, YARDS FROM MIDSUMMER COMMON.

- 1570 sqft / 145 sqm
- 3 bedrooms, 3 receptions, 1 bathroom, 2 WCs
- Arranged over 4 floors
- Plot size - approx 0.03 acres
- Residents permit parking scheme
- Early Victorian Grade II Listed townhouse
- Elegant and characterful accommodation
- Private south-facing rear garden
- Gas central heating to radiators
- No EPC required

8 Newmarket Road is an early Victorian, mid-terrace townhouse providing flexible living accommodation over four spacious floors, extending to 1570 sqft in total.

Well-proportioned rooms with attractive period features have been improved and include tall sash windows, high ceilings and original fireplaces.

The accommodation comprises an enclosed entrance porch opening to the hallway and rear lobby with access to a cloakroom/WC and rear garden. There are two bright and airy reception rooms, which connect via double doors.

The lower ground floor level provides a modern open space with an exposed brick chimney breast with an inset woodburning stove, a well-equipped kitchen and a comfortable family/dining area. It should be noted that the fridge-freezer, oven, dishwasher and washer dryer will all be staying as part of the sale. There is a cloakroom/WC and access to the rear garden via broad steps.

The upper floors provide three spacious double bedrooms and a refitted family bathroom suite. The second-floor bedroom provides extensive built-in storage and has, in the past been let out, achieving £900 per calendar month.

Outside, there is an established and beautifully designed rear garden with a south-facing aspect, providing a high degree of privacy and mature planting.

Location

Local shopping 150 yards, city centre (Market Square) 0.7 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 and the Beehive Centre and Newmarket Road Retail Park.

Agent's Note

The property is Grade II listed and located in conservation area.

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. 145.9 sq. metres (1570.3 sq. feet)



