



91 Long Road, Cambridge, CB2 8HE  
£1,400,000 Freehold



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**A SUBSTANTIAL, DETACHED FAMILY HOUSE DATING FROM THE LATE 1960'S OF ABOUT 2575 SQFT IN NEED OF UPDATING SET IN MATURE GARDENS OF ABOUT 0.46 ACRES BACKING ON TO PLAYING FIELDS IN THIS CONVENIENT SOUTH CITY LOCATION.**

- Sought-after location
- Well proportioned accommodation
- Four bedrooms
- Four reception rooms
- Mature gardens of about 0.46 acres

Four bedrooms – two bathrooms (one ensuite) - reception hall- cloakroom – sitting room - dining room – family room – conservatory – kitchen- utility room. Gas fired radiator heating – double glazing. Double garage -workshop – two stores - mature gardens of about 0.46 acres - EPC: E / 40

Located in a convenient south city residential area, this spacious detached family house is believed to date from the 1960s and was built by a local builder for his own occupation.

The property is constructed of brick elevations under a slate roof and extends to about 2575 sqft. It offers excellent accommodation on two floors including three reception areas, a conservatory, reception hall, kitchen, utility room and cloakroom. On the first floor are four bedrooms and two bathrooms. There is a useful fully boarded loft space with fitted ladder and light. There is a gas-fired radiator heating system and double glazing. The house is in need of updating throughout.

A particular feature of the property are the well maintained mature gardens of about 0.46 acres backing onto the Prep School playing grounds. There is an adjoining double garage with sliding doors, a workshop and two stores. The driveway offers parking for several cars.

#### **Location**

Long Road is situated on the south side of the city, running between Hills Road and Trumpington Road, forming part of a popular residential area. Local shopping is available on Hills Road and in Trumpington. Addenbrooke's Hospital and the Biomedical campus are close by (0.5 miles). The property is well situated for Hills Road and Long Road Sixth Form Colleges and private schooling is available for all age groups. The Perse Schools on Trumpington Road and Hills Road are close by. It is conveniently located for access to Cambridge Railway station and the city business area (1.25 miles).

#### **Tenure**

Freehold

#### **Services**

All mains services connected.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - G

#### **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 239 sqm (2575 sqft) excluding Garage and Workshop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



