1 Auckland Road, Cambridge, CB5 8DW

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A FINE BAY-FRONTED, VICTORIAN END OF TERRACE HOUSE WITH WALLED COURTYARD GARDEN LOCATED ON A CHARMING STREET LEADING TO MIDSUMMER COMMON.

- 847 sqft / 79.6 sqm
- 2 bedrooms, 2 reception rooms, 1 bathroom
- Walled courtyard garden
- Yards from Midsummer Common and the river
- Plot size - approx 0.02 acres
- Victorian end of terrace house (built circa 1890)
- Well-presented accommodation throughout
- Residents permit parking scheme
- Gas-fired heating to radiators
- EPC – D / 61

1 Auckland Road is an attractive and immaculately kept period home providing charming accommodation extending to 847 sqft, yards from Midsummer Common, the river and scenic walks into the historic centre.

Accommodation is arranged over two bright and airy floors, comprising an entrance hall, sitting room with feature bay window, Montrose stove and glazed French doors opening to the dining room. There is a feature spiral staircase from the dining area leading to the first-floor accommodation. The kitchen is well-equipped and provides a matching range of panelled units, solid wood worktops with inset sink and integrated appliances. Access to the courtyard garden is from the kitchen.

Upstairs, the first-floor landing leads to two double bedrooms and a bathroom accessed from an inner lobby with concealed boiler cupboard.

Outside, the courtyard garden is walled with access leading to a shared passageway for bicycles and bins.

Agent's Note
The property is located within the Riverside conservation area.

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 and Parkside Community College , which is Ofsted rated as 'outstanding'.

Tenure
Freehold

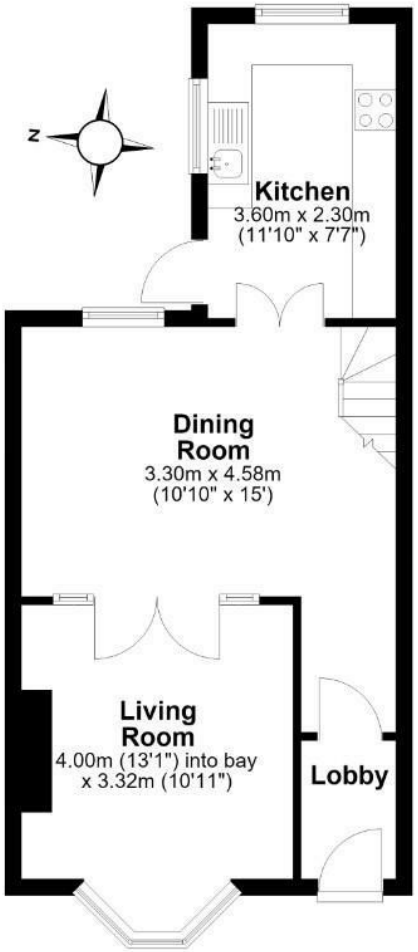
Services
Main services connected include: water, electricity, gas and mains drainage.

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.

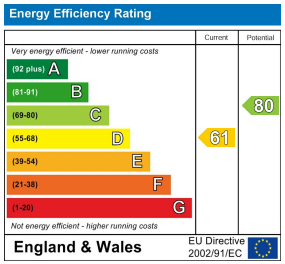
Ground Floor
Approx. 39.6 sq. metres (426.3 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.8 sq. feet)

Total area: approx. 79.6 sq. metres (857.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.