



98 Richmond Road  
Cambridge, CB4 3PT

Guide price £550,000



## 98 Richmond Road

Cambridge, CB4 3PT

- Bay fronted Victorian
- Long garden
- 2-3 bedrooms
- New bathroom

A unique bay-fronted Victorian house with a lovely long garden, situated in a sought-after road within walking distance of the City Centre.

This end-of-terrace house has 2-3 bedrooms, including a nursery/study bedroom. The accommodation has been recently refurbished and includes a front sitting room with a bay window with fitted shutters, and a fireplace with bespoke cupboards on either side. The dining room opens to the kitchen, which has been refitted and includes an oven, hob, and extractor, as well as a tiled floor. There is a rear lobby with a door to the garden and also the bathroom, which has been stylishly refitted with a shower over the bath, vanity basin, WC and towel rail.

Upstairs off the landing, there are two double bedrooms, both of which have pretty cast-iron fireplaces and built-in storage. Off the rear bedroom is a study/nursery bedroom, which would also make an excellent ensuite.







The house has gas central heating.

The front garden is enclosed, a passageway (shared with the adjoining neighbour) leads via a gate to the rear garden, which is particularly long, mainly lawn and has a shed. The garden is completely enclosed and faces southeast.

What3words: ///bonds.poker.send





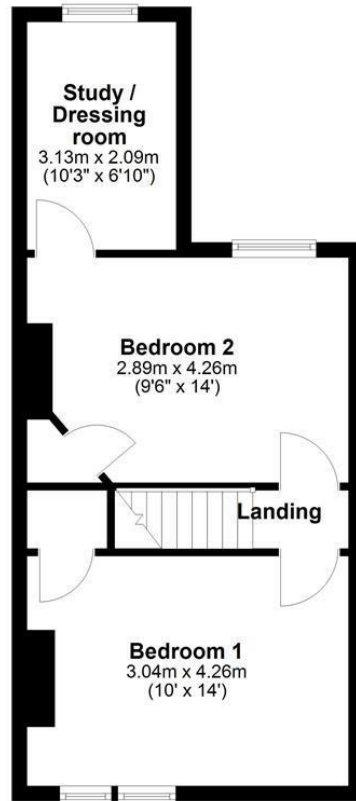
**Ground Floor**

Approx. 37.1 sq. metres (399.4 sq. feet)



**First Floor**

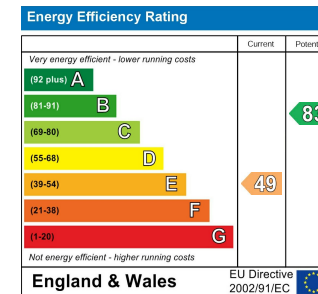
Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 73.7 sq. metres (792.8 sq. feet)



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.