


Rock Road, Cambridge, CB1 7UF

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# Rock Road

Cambridge,
CB1 7UF

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## Guide Price £850,000



- An Elegant Period Home In A Highly Sought-After Residential Location
- Attractive Edwardian Architecture With Traditional Period Character
- Generously Proportioned Accommodation Arranged Over Two Floors
- Excellent Potential For Sympathetic Improvement And Updating
- Within Easy Reach Of Cambridge Mainline Railway Station
- Convenient Access To A Range of Good Schooling
- Detached Garage Providing Useful Secure Parking Or Additional Storage

A highly desirable bay fronted Edwardian family home occupying a very sought after residential location in the favoured south side of Cambridge city, extending to 1,322 square feet plus garage. Requiring sympathetic improvement and updating, the property offers an excellent opportunity to enhance and extend the existing accommodation, subject to the necessary consents. Further benefits include a detached garage and a private, landscaped rear garden alongside resident's parking along Rock Road.
















## LOCATION

Rock Road is a highly regarded residential address to the south east of Cambridge city centre, ideally positioned for extensive amenities. A range of shopping, dining and cultural attractions can be found both nearby and within the historic city centre, whilst Cambridge main line railway station is approximately half a mile away, providing regular services to London King's Cross and Liverpool Street. The location is also particularly well placed for access to Addenbrooke's Cambridge University Hospitals, the Cambridge Biomedical Campus and Papworth Hospital, together with the city's principal employment centres and the M11. The area is well served by a range of educational facilities with Homerton College, Hills Road sixth form and tennis centre, Long Road sixth form, Morley Memorial Primary School, Netherhall School and sixth form, St Bede's School, the Pelican and the Perse Schools all within very convenient reach, making this an appealing location for families seeking a well connected Cambridge address.

**FRONT DOOR**
with stained glass panels, leading into:

**ENTRANCE LOBBY**
with stained glass windows to the front aspect. Door into:

**HALLWAY**
with stairs with original spindles leading to the first floor, understairs storage, radiator, door to:

**SITTING ROOM**
with working fireplace with brick hearth and timber mantel, tall ceiling, radiator, sash bay windows to the front aspect, internal secondary glazing.

**SNUG/RECEPTION ROOM**
French double doors leading into the garden, feature fireplace with slate hearth, radiator, built-in storage underneath stairs, built-in cupboard, door into:

**DINING ROOM**
with sash windows to the side aspect with built-in secondary internal glazing, radiator, door to side, open archway into:

**KITCHEN**
with dual aspect windows and French doors to the rear, two smaller windows to the side again with inbuilt internal secondary glazing. Tiled floor, range of base and eye level units, quartz countertops, space for dishwasher, space for washing machine, space for dryer, sink, 4 ring gas hob with splashback tiles, space for fridge/freezer, built-in Neff double oven, radiator. Off the kitchen door to:

**DOWNSTAIRS W C**
with part panelled wall, tiled floor, toilet, ceramic wash hand basin.

**ON THE FIRST FLOOR**

**LANDING**
with original newel post and spindles, doors to adjoining rooms.

**BEDROOM 1**
Generously proportioned room to the front of the property, radiator, sash bay windows to the front aspect with built-in internal secondary glazing, window to the front aspect, feature fireplace.

**BEDROOM 2**
with feature fireplace, radiator, windows to the rear aspect overlooking garden, range of Edwardian features including dado rails.

**BEDROOM 3**
with sash window to rear aspect built-in secondary glazing, built-in double wardrobes, radiator, feature fireplace.

**FAMILY BATHROOM**
with w.c., tiled walls, heated towel rail, ceramic wash hand basin, panelled bath, obscure glazed sash windows to the side aspect.

**OUTSIDE**
To the front of the property is landscaped garden with paved walkway to the front door, hedgerow bordering on one side and timber fencing to the other, range of shrubs and flowers. There is gravelled area available for bike storage and scope to convert into driveway parking, subject to dropping kerb.

Rear south east facing garden offering privacy with timber fencing on one side with gated side access from street, part patio and garden of good size, part paved and predominantly laid to lawn, good range of shrubs, and flowers bordering. To the rear GARAGE with windows to front aspect, up and over door to the side off street side, integral door but with scope to convert to garden office/studio.









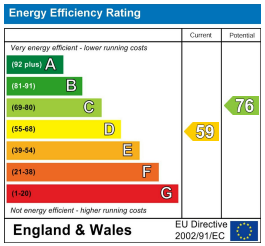

CLITHEROE
RANWORTH


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RANWORTH




**Approximate Gross Internal Area 1322 sq ft - 123 sq m**
**(Excluding Garage)**
Ground Floor Area 719 sq ft – 67 sq m
First Floor Area 603 sq ft – 56 sq m
Garage Area 197 sq ft – 18 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Guide Price £850,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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