



81 St. Philips Road  
Cambridge, CB1 3DA

Offers in excess of £700,000



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## 81 St. Philips Road

Cambridge, CB1 3DA

- Mid-terrace period home with retaining features
- Versatile purpose-built studio
- On street parking
- Close to Mill Road and the Station

A bright and much improved period home with a garden studio, situated within a popular residential area, with easy access to Mill Road and the wealth of other attractions of this iconic and historic city.

Situated in the heart of Romsey Town, this beautifully restored 3-bedroom bay-fronted home blends charm with modern living.

Every detail has been thoughtfully considered. Attractive flooring, an abundance of natural light and a spacious, modern kitchen sit alongside a breakfast room, while a woodburning stove brings warmth and character to the principal reception room. The result is a home that feels timeless, considered, and quietly luxurious. An understair storage cupboard and ground floor WC add discreet, everyday practicality.

2 reception rooms provide versatile living and entertaining areas, with the bedrooms and family bathroom are arranged on the first-floor.

Outside the front of the property is set back behind a low level brick wall with gated access and a pathway to the main entrance. The



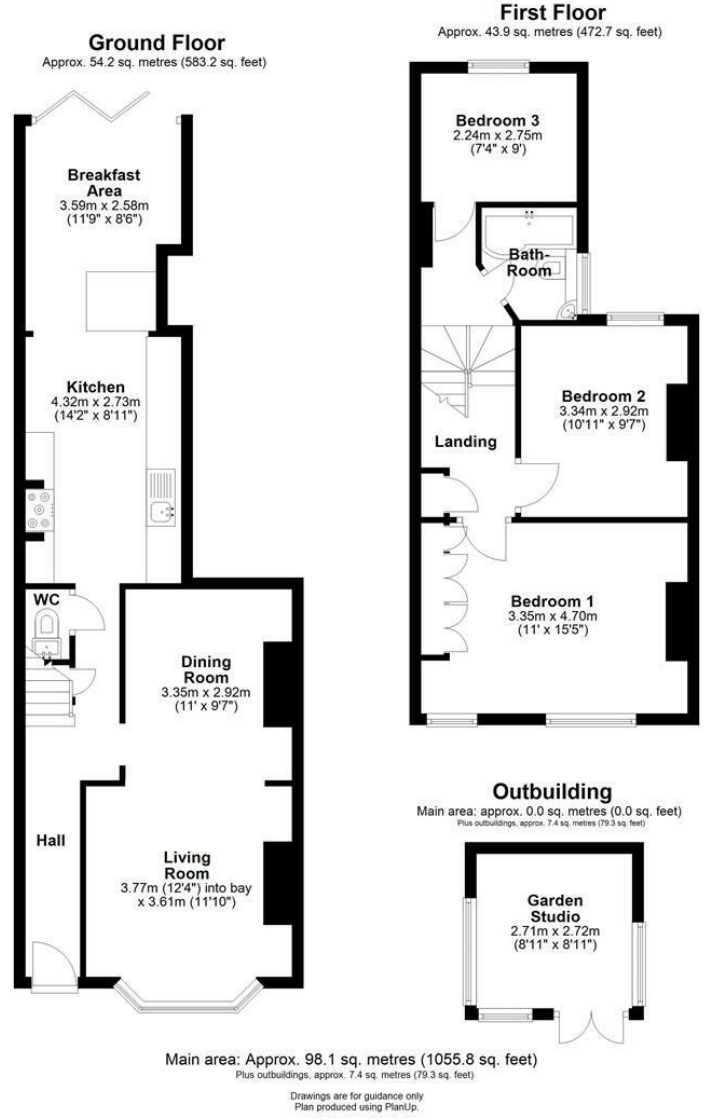


rear garden has a raised decking area, well suited to alfresco dining. At the foot of the garden is a versatile and fully insulated home office with power and lighting. A secure gate at the foot of the garden gives pedestrian access back to the front of the road.

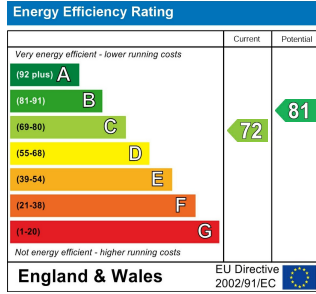
St Philips Road is a desirable residential area, situated just off Mill Road within easy reach of the City Centre. Romsey itself has a unique atmosphere & a wealth of retail shops, services, pubs & eateries. There are several parks & schooling for most ages.

The location gives easy access to the railway station (0.7 miles) for London Liverpool Street & Kings Cross. The property is also close to Addenbrookes Hospital & the Biomedical Campus (2 miles).





### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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.

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