



39 St Philips Road
Cambridge, CB1 3AQ

BK Knowles 
CITY & COUNTRY PROPERTIES

A beautifully extended four bedroom bay fronted Victorian family house with loft conversion and kitchen extension located in the highly sought after Romsey area of the City.

Accommodation:

Entrance hall | kitchen/dining room | open plan living/dining room | utility / shower room | 3 bedrooms | bedroom 4 / study | bathroom with shower above | garden | On street parking



Description

A beautifully extended four bedroom bay fronted Victorian family house with loft conversion and kitchen extension located in the highly sought after Romsey area of the City. The property is available to the market with no onward chain.

The property measures approximately 119.4 sq m/1284.8 sq ft providing accommodation over three floors.

The ground floor comprises an entrance hallway leading to a open plan living/dining room featuring a cast iron fireplace with slate hearth and wooden flooring. This opens into the rear kitchen/dining room, with a separate utility/shower room and patio doors providing access to the rear garden.

The first floor comprises two bedrooms, the front bedroom featuring a cast iron fireplace, along with wooden floors, walk-in airing cupboard, and bathroom with a shower over the bath.

To the second floor the property comprises 2 further bedrooms also with wooden flooring.

Hallway

Open plan living/dining room

Living room area

3.50m x 3.29m max (11' 6" x 10'9")

Dining room area

3.57m x 3.56m (11'8" x 11'8")

Kitchen/dining room

5.61m x 4.43m max (18'5" x 14'7" max)

Utility /shower room

Bedroom 1

4.72m x 3.29m (15'6" x 10' 9")

Bedroom 2

3.28m x 2.95m (10'9" x 9'8")

Bedroom 3

5.88m x 2.30m (19'3" x 7'7")

Bathroom with shower above

Bedroom 4/study

4.04m x 1.55m (13'3" x 5'1")

All measurements are approximate

GUIDE PRICE

£725,000

Location

St Philips Road is a popular residential area in the heart of Romsey Town within walking /cycling distance of the City Centre, Railway Station, Addenbrookes Hospital and Cambridge Biomedical Campus. Romsey Recreation Ground is nearby with a playground, additional recreational facilities can be found at Parkside Pools and Gym for sporting and gym facilities.

The property is within walking distance of Mill Road offering a range of independent shops, cafes, restaurants and Cambridge Station which offers a regular service into London Liverpool Street and Kings Cross.

The City offers a broad range of shopping amenities including the Grand Arcade shopping mall, numerous historic buildings, winding lanes and the River Cam. Schooling for all ages is situated within the City for both independent and state sectors.

LOCAL AUTHORITY

Council Tax Band - D <https://www.cambridge.gov.uk/> 01223 457000

Energy Performance Certificate—Band C

IMPORTANT NOTE

The property is currently let on an Assured Shorthold Tenancy—tenants have been served notice. The property will be sold with vacant possession.

OUTSIDE

To the rear is a paved patio leading to a lawned garden with a storage shed and a shared access path to Sedgwick Street. On-street parking is available to the front of the property.

GENERAL INFORMATION

SERVICES

The property is connected to mains gas, electricity, water and drainage.

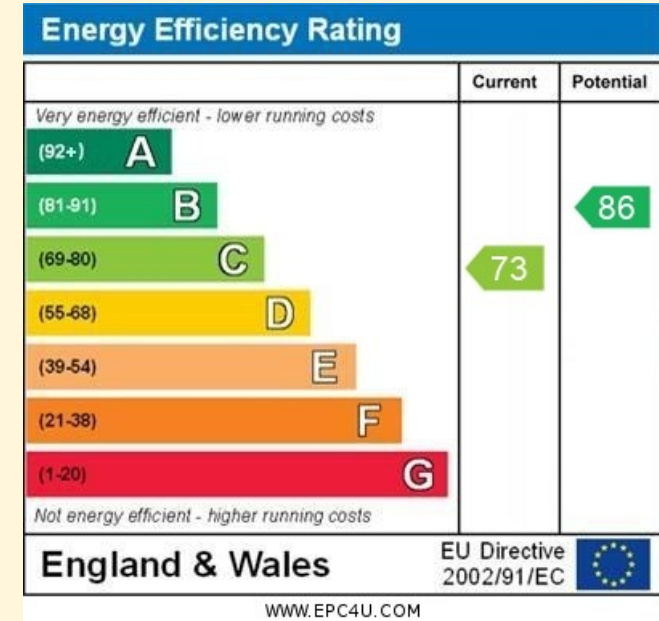
Mobile Coverage, Broadband Speed and Flood Risk have been added in the photos.

Information was taken from Ofcom and www.gov.uk/check-long-term-flood-risk on 24.2.2026 whilst it was accurate at the time of listing we suggest you carry out your own independent checks

TENURE

The property is being offered for sale Freehold with no onward chain





VIEWING
Strictly by appointment with Bridgit Knowles Ltd
Email: enquiries@bridgit-knowles-ltd.co.uk
Tel: 075000 61734

Important Notice Bridgit Knowles Ltd, their clients or any joint agents give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They do not have authorisation to make or provide any representation or warranty in relation to this property. They assume no responsibility for any statement that may be made in these particulars. All areas, measurements and distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bridgit Knowles Ltd have not tested any services, equipment or facilities nor carried out a survey. Purchasers must satisfy themselves by inspection or otherwise.

BRIDGIT KNOWLES LTD
enquiries@bridgit-knowles-ltd.co.uk

075000 61734
www.bridgit-knowles-ltd.co.uk

