



45 RICHMOND ROAD
Cambridge

Carter Jonas

45 RICHMOND ROAD, CAMBRIDGE, CB4 3PP

- Science / Business Park - approx. 3 miles
- Cambridge City Centre - approx. 1.3 miles
- A14 joining M11 - approx. 1.3 miles

Character property • 3 Double bedrooms • 2 Reception rooms
• L-shaped kitchen/diner • Family bathroom & en-suite • Period
features • Attractive garden • EPC rating D

DESCRIPTION

Built to a design typical of the late-Victorian era and retaining much of its original character, this bay fronted terraced property has been improved and tastefully modernised including the addition of a single storey extension at the rear which provides a spacious L-shaped dining kitchen. A stylish loft conversion allows for further bedroom accommodation with en-suite.

Beyond a character front door, is a cosy living room with bay-fronted window, feature window seat and fitted shutters. There is solid wood flooring, traditional coving and fireplace. The inner hall divides the reception rooms with stairs rising to the first floor landing. The dining room features floor to ceiling recessed book shelving, period open fireplace and solid wood flooring.

Beyond the dining room is the extended kitchen/breakfast room ideal for modern day living and entertaining guests. The kitchen is fitted in a traditional yet contemporary style with a selection of matching wall and base units, pull-out drawers, corrian work surfaces and ceramic floor tiling. There is a double electric oven, four ring gas hob with extractor fan over and butler sink with mixer tap. This wonderful room enjoys an abundance of natural sunlight with fitted French style patio doors opening into the rear garden.

**BAY-FRONTED VICTORIAN TERRACED PROPERTY OF CHARACTER
FAVOURABLY POSITIONED WITHIN THIS HIGHLY REGARDED NEAR
CENTRAL RESIDENTIAL AREA CLOSE TO THE RIVER CAM AND CITY
CENTRE.**



The first floor accommodation comprises landing, two bedrooms and a family bathroom. All bedrooms have been carpeted and benefit from gas fired column radiator heating and built-in storage cupboards. The primary bedroom spans the full width of the property with sash window to the front aspect with a period open fireplace.

The family bathroom has been fitted in a traditional style, comprising three-piece suite and a sash window to rear aspect.

Located on the second floor is a sheek bedroom and en-suite shower room, with dual aspect Velux windows, eaves storage and built-in wardrobe cupboard.

OUTSIDE

Outside, the property enjoys front and rear gardens. The property is set behind a low level brick wall and has been carefully landscaped with attractive traditional footpath leading to entrance.

The delightful rear garden has been tastfully landscaped and is primarily laid to lawn with gravelled footpath, patio area, range of shrubs and plants to borders, raised flower bed and fully enclosed with timber panel fencing.

LOCATION

Richmond Road lies between Windsor Road and Huntingdon Road only about a mile north of Cambridge City centre in a highly regarded, established residential area close to good local facilities. There is easy access into the centre of Cambridge and onto the region's main commuter routes. The property is also close to Histon Road recreation ground.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

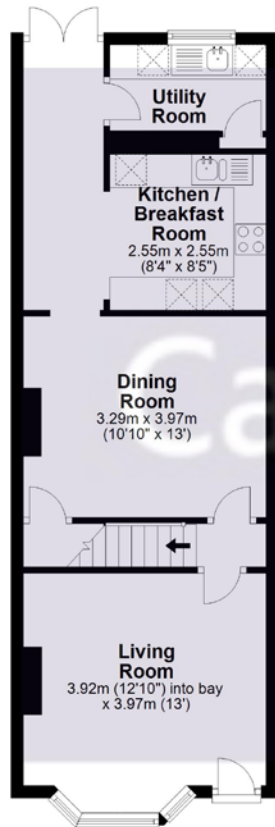
Local Authority: Cambridge City Council

Viewings: Strictly by appointment



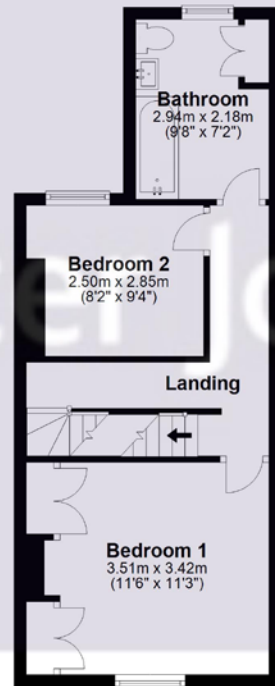
Ground Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



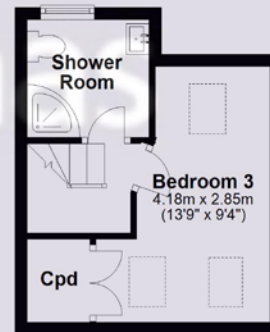
First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Second Floor

Approx. 18.1 sq. metres (195.2 sq. feet)



Total area: approx. 104.7 sq. metres (1126.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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