



Richmond Road, Cambridge
CB4 3PP

Pocock+Shaw

7 Richmond Road
Cambridge
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An attractive, bay fronted Victorian house in a quiet well regarded road off Huntingdon Road within 1 mile of City Centre.

- Bay fronted
- Large, well proportioned rooms
- Hall
- 22'7" Living room
- 24'9" Kitchen/breakfast room
- 2 Double bedrooms
- First floor bathroom
- Gas central heating
- Enclosed rear garden

Offers Around £600,000



Richmond Road is a highly regarded road consisting of mainly Victorian properties in a variety of styles. It is situated off the City end of Huntingdon Road, opposite Trinity Hall cricket/sports ground, a little over 1 mile north of the city centre. There is an excellent range of local facilities and amenities nearby including shops which cater for the majority of day to day needs. It is also well placed for the regions main commuter routes with a junction on to the A14 about 2 miles away and which, in turn, provides easy access to the various Science/Business/Research Parks on the city's outskirts. The Backs and many of the University Colleges and Departments are readily accessible, as is the city centre.

Standing back from the pavement, this attractive bay fronted Victorian house provides well proportioned accommodation with good size rooms. The house which has been generally well maintained would now benefit from some updating.

Entrance Hall with panelled entrance door with fanlight above, radiator, attractive staircase and doors to living room and kitchen.

Sitting/Dining Room 24'10" (7.56m) into bay x 13'3" (4.03m) narrowing to 11'8" (3.57m), with fireplace, plaster coved cornice to the sitting area, 2 radiators and sliding patio doors to rear garden.

Kitchen/Breakfast room 24'9" x 8'11" (7.55 m x 2.73 m) with work surfaces with cupboards and drawers below, inset double drainer sink, tiled surrounds, plumbing for washing machine, wall cupboards, windows to side and rear, Vaillant wall gas combi condensing boiler, Ceramic tiled floor to Kitchen area and half glazed door to garden.

First Floor

Landing with attractive ballustrade and airing cupboard with hot water cylinder and shelving. Access to roof space.

Front Bedroom 1 11'10" x 16'4" to chimney (3.60 m x 4.98 m) with 2 windows, 2 radiators, cast iron fireplace (grate boarded over) and alcove cupboard.

Rear Bedroom 2 10'5" x 11'8" (3.18 m x 3.55 m) with radiator.

Bathroom 10'0" x 8'11" (3.06 m x 2.72 m) with bath with shower attachment, basin, shower stall, ceramic wall tiling, radiator, built in cupboard and windows to side and rear.

Separate WC with wc and half tiled walls

Outside Front garden enclosed by low wall and fencing with grass, shrubs and path.

Rear garden about 42ft (12.8m) deep with patio area, lawn, shrubs and trees. pedestrian access via rear gate.

Tenure Freehold

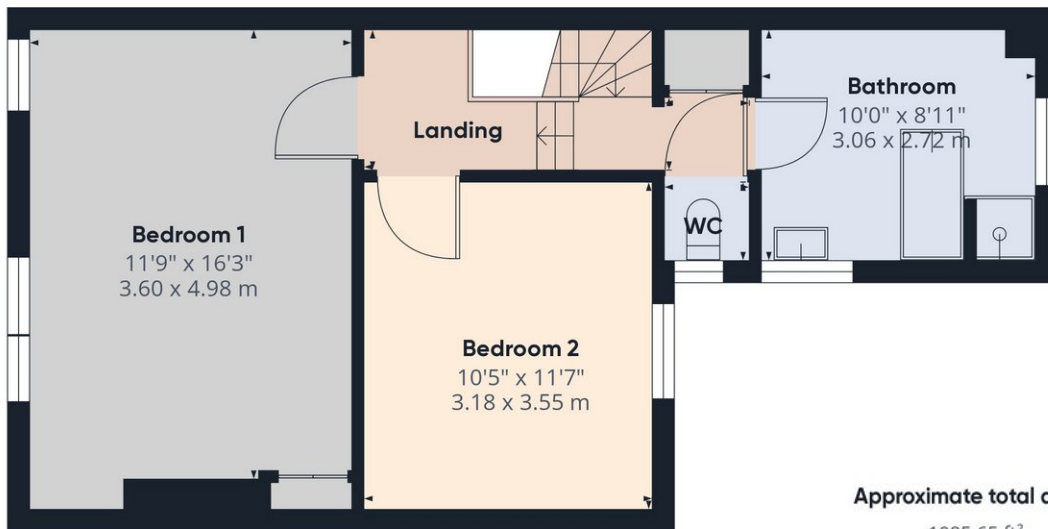
Council tax band E

Services Gas, electricity, water & drainage

Viewing By arrangement with Pocock & Shaw 01223 322552

Parking Between 9am and noon, Monday to Friday, on-road parking in Richmond Road is restricted to Residents Parking Permit holders only. The current cost of a permit in the Benson North area is £63 per year, or £50.40 for low emission vehicles.



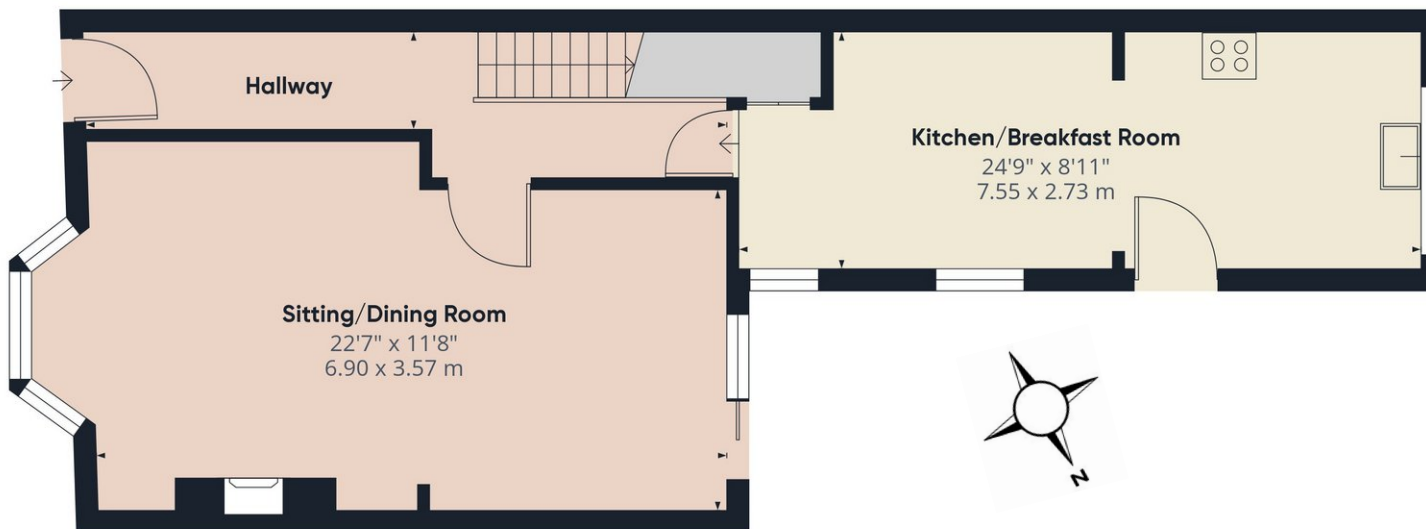


First Floor

Approximate total area⁽¹⁾

1085.65 ft²

100.86 m²



Ground Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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