



ROMSEY TERRACE, CAMBRIDGE



Guide Price: £695,000

This is a unique 4-bedroom detached property in a highly sought after area close to the city centre and just moments away from the independent shops and cafes of Mill Road.



Features

- ✓ Detached Home
- ✓ Central Location
- ✓ Allocated Parking Space
- ✓ Ensuite Shower
- ✓ South Facing Rear Garden

ANTONY DAVIS

01223 928220

www.antonydavis.co.uk

hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH



















EXCLUSIVE NEW LISTING

A well-positioned Detached Family Home

We are pleased to offer this unique 4-bedroom detached property in a highly sought after area off Mill Road close to the city centre.

This property benefits from having off-street parking and a South westerly private garden.

Ground Floor

As you enter the hallway, there is a door to the right leading to:

Cloakroom/Utility Room: with WC and wash basin along with plumbing and space for washing machine.

Lounge: 13'5 x 13'0 (4.09m x 3.95m) Great family room with two large windows over-looking the garden.

Kitchen/Dining room: 10'9 x 21'2 (3.27m x 6.44m) Good size room with a range of base and wall units, window to front aspect, with room for large dining table with French doors leading to the garden.

First Floor

Feature staircase with gallery style landing area, window to front aspect, doors leading to:

Bedroom 1: 11'1 x 9'7 (3.38m x 2.92m) Generous Double Bedroom with window to rear aspect, door leading to en-suite

Ensuite: WC, wash basin with good size shower cubicle, window to side aspect.

Bedroom 2: 7'9 x 11;1 (2.37m x 3.38m) Further double bedroom with window to rear aspect.

Bedroom 3: 7'9 x 9'8 (2.37m x 2.94m) currently used as a home office, with window to front aspect.

Bedroom 4: 7'9 x 7'9 (2.37m x 2.37m) with window to front aspect.

Family bathroom: Good size bathroom with bath tub, WC and wash basin. Window with obscure glass to the rear aspect.

Storage cupboard on the landing area.

The property is double glazed throughout, along with gas central heating.

Outside

To the side is a gate leading to the rear garden. With a selection of shrubs immediately to the front of the property.

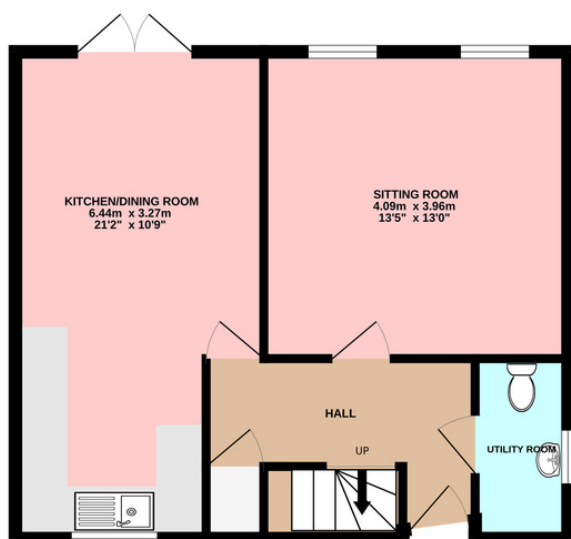
The south facing rear garden is a good size for the area, which features a garden shed, a selection of shrubs, lawned area and terraced area, pathway to the side leading to the front.

Allocated parking space in main car park with visitor parking.

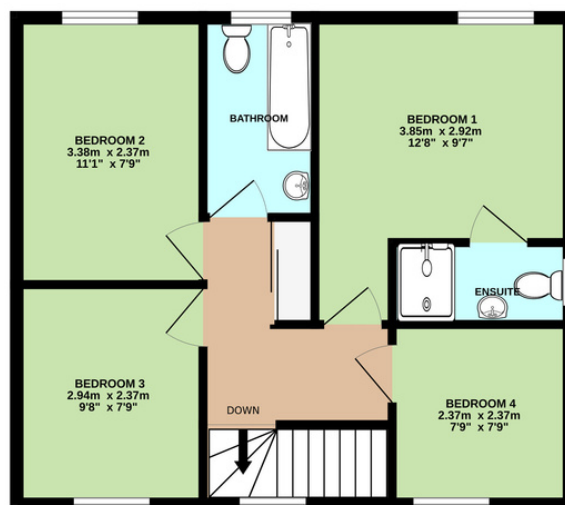
Romsey Terrace is a quiet cul-de sac despite being so close to Mill Road. The property is within easy walking distance (30 minutes) of the city centre, Grafton Centre, railway station, botanical garden and many of the university colleges and departments as well as Addenbrooke's hospital and the Biomedical Campus. Romsey Town benefits from a variety of amenities including many popular independent eateries and shops.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.

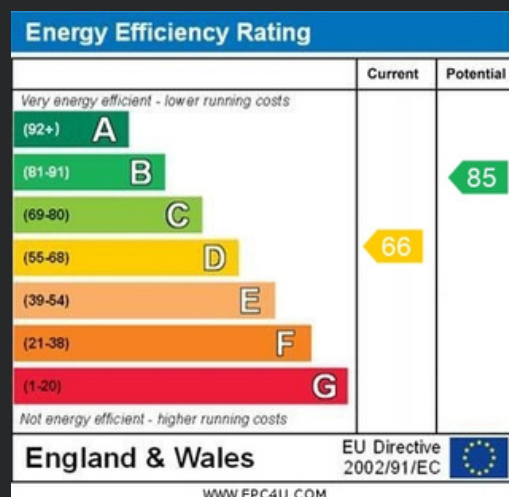


1ST FLOOR
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA : 94.2 sq.m. (1014 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL SIZE: 1023 SQFT (APPROX)
TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: E
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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