



## ROMSEY TERRACE, CAMBRIDGE



**Guide Price: £595,000**

This is an immaculately presented 4-bedroom terraced 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

- ✓ No Onward Chain
- ✓ Central Location
- ✓ Allocated Parking Space
- ✓ Immaculate Throughout
- ✓ Private Rear Garden

**ANTONY DAVIS**

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH





























# EXCLUSIVE NEW LISTING

## *A well-positioned and Immaculately Presented Home*

We are pleased to offer this immaculately presented 4-bedroom terraced 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.

As you enter, to the left is the ground floor cloakroom with WC, towards the end of the hallway is a large understairs cupboard and on the right as you enter takes you into the lounge:

### GROUND FLOOR

Lounge/Dining Room: Open plan living, this bright room comprises of lounge and dining area, which further opens up into the kitchen.

With window to front aspect, and French doors leading into the garden, with window to the same.

Kitchen: Contemporary, shaker style kitchen with a range of wall and base units and integrated appliances including, Bosch oven and induction hob, integrated dishwasher and space for a washing machine and fridge/freezer.

### FIRST FLOOR

On the first floor, this leads to 3 bedrooms, with two of these being double bedrooms. Family bathroom comprising bathtub with shower over, WC and wash basin with vanity unit.

### SECOND FLOOR

From the landing, a further door takes you to the second floor, where there is a fabulous principal bedroom with velux window.

### OUTSIDE

To the front of the property there is selection of shrubs, the rear garden is accessed through a rear gate.

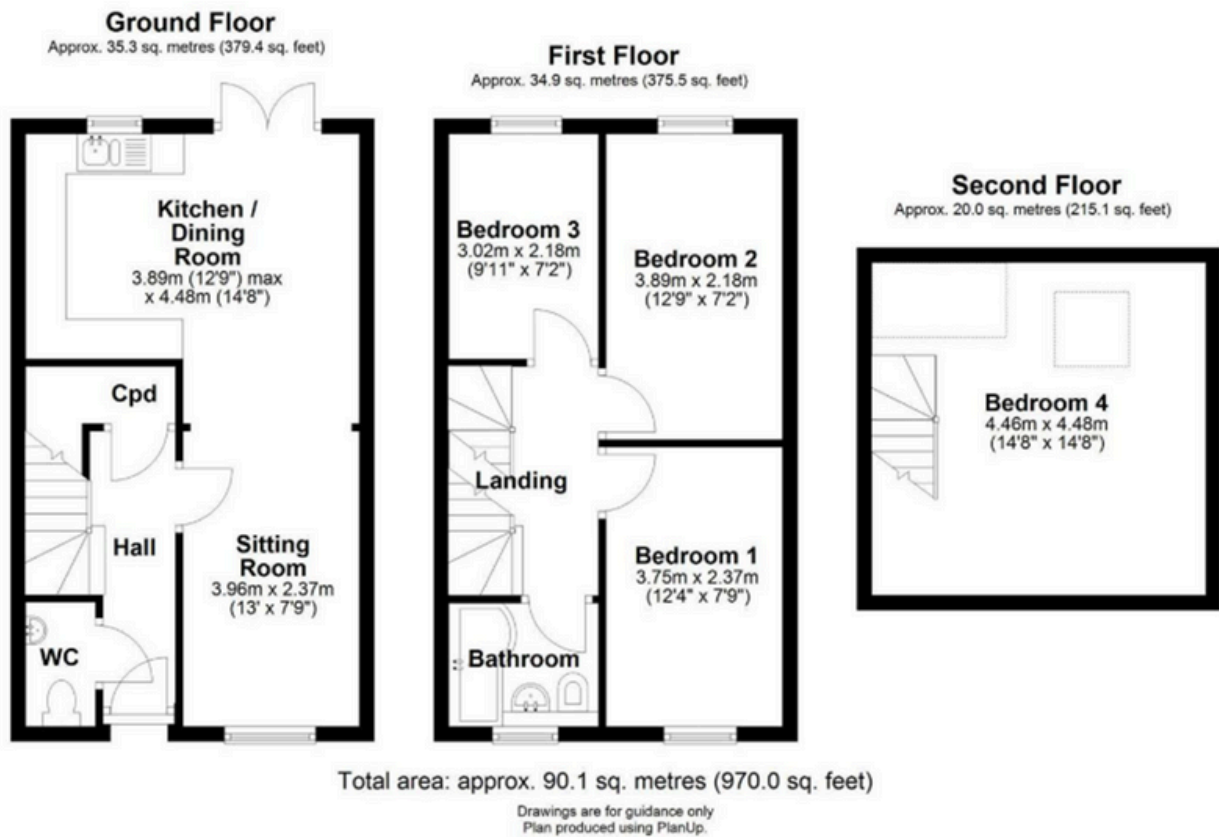
The rear garden is laid to lawn, with a terraced area.

There is an off-street allocated parking space.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 970 SQFT (APPROX)  
 TENURE: FREEHOLD  
 EPC BAND: C  
 COUNCIL TAX BAND: D  
 LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





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DAVIS

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