



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this three bedroom terraced property on Richmond Road in Cambridge. Enjoying a prime position with easy access of both the city centre and A14 / M11, this property offers a great living space in it's current form with fantastic future potential for the new owner if required. The property is in the catchment area for Mayfield Primary School which was rated GOOD by Ofsted in 2017 which is located 1.2 miles by car from the property, around a 6 minute drive and walking it is 0.2 miles from the property, around a 5 minute walk. The closest secondary school is one mile from the property, around a 20 minute walk.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive three bedroom terraced property in Richmond Road, Cambridge, CB4. Located just off Huntingdon Road, this property offers not only a fantastic location but also a number of features which are highly sought after in Cambridge properties including off road parking, a conservatory / sun room and rear garden.

Upon entering the property you are welcomed in to the hallway area with stairs leading to the first floor. Thanks to the half glazed UPVC door, this space is light and bright with neutral coloured carpet and walls and has an extremely useful under stairs storage cupboard.

The living room overlooks the front of the property. With an attractive large bay window and feature fireplace, this is a very cosy and comfortable space. Leading directly from the living room is the open plan kitchen and dining area. The kitchen has modern gloss white wall and base units with a contrasting grey worktop and grey tiled floor, a stainless steel sink and drainer, oven, four ring gas hob, cooker hood and space / plumbing for a washing machine and dish washer. The dining space is large enough to comfortably fit a dining table for at least 4-6 people and has an electric log burner style feature fire with attractive alcoves each side of the fire. Directly off the dining space through double French doors is a good sized conservatory which also has French doors leading to the rear garden. This room is large enough to comfortably fit a two seater sofa or could be used as an office / work space if required.

Up the stairs, the first room you come to on the landing is the family bathroom. This room consists of a bath with overhead shower and glass shower screen, W.C, hand basin and white square floor to ceiling tiles on one wall. Bedroom one is next to the family bathroom and overlooks the rear of the property. This room can comfortably fit a double bed and additional furniture and has space where a feature fireplace could be reinstated by the new owner if required. Bedroom

two overlooks the front of the property and has the same fireplace feature as bedroom one. The alcoves are currently being used to house wardrobes to maximise the floor space. Bedroom three also overlooks the front of the property and can comfortably fit a single bed and wardrobe.

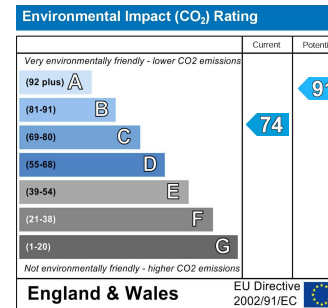
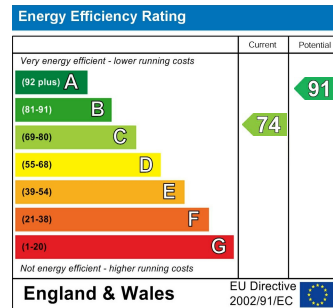
Outside to the front of the property there is off-road parking for one vehicle and to the rear there is a great sized rear garden with mature plants and trees and is currently being used to grow an array of vegetables.

In summary this is an excellent property with well proportioned rooms and huge future potential for the new owner.

Please call us today on 01223 307 898 to arrange a viewing and for all of your residential sales requirements in Cambridge.

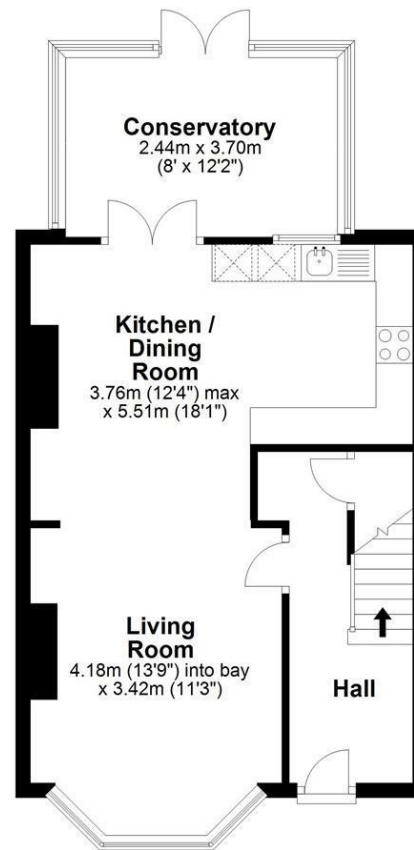
Agents notes

Tenure: Freehold
Council Tax: Band D = £1,928

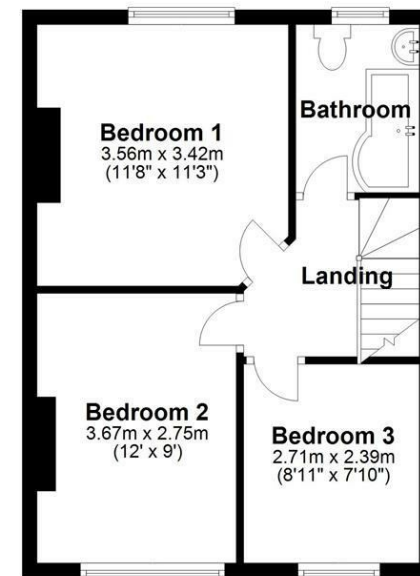




Ground Floor
Approx. 48.8 sq. metres (525.7 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-30) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

