



## BELGRAVE ROAD, CAMBRIDGE



### Guide Price: £515,000

This is a well-positioned, Victorian 3 bedroom end-terraced property in a popular Romsey Town location close to the City Centre and just moments away from the independent shops and cafes of Mill Road.



### Features

- ✓ Bay Fronted
- ✓ Central Location
- ✓ Two Reception Rooms
- ✓ Mature Rear Garden
- ✓ Three Double Bedrooms

### ANTONY DAVIS

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## EXCLUSIVE NEW LISTING

### *A character Victorian Property in Central Cambridge*

Antony Davis are delighted to offer this bay-fronted Victorian property in a popular Romsey Town location close to the City Centre and just moments away from the independent shops and cafes of Mill Road.

Whilst this property is in need of modernisation, it has the potential of being a fabulous family home.

#### Ground Floor

Entrance porch with decorative original cornicing, door leading to:

Lounge: 12'2 x 11'2 (3.70m x 3.40m) Large bay window to front aspect, opening into:

Dining Room: 13'1 x 11'4 (4.00m x 3.45m) with door leading to kitchen.

Kitchen: 10'6 x 10'2 (3.20m x 3.10m) Functional kitchen, although would form part of the modernisation. Door leading to bathroom.

Bathroom: Bathtub, WC and wash basin.

Further door from kitchen leading to outbuilding, which then leads to the rear garden and side passage to the front.

## First Floor

Bedroom 1: 15'9 x 11'2 (4.80m x 3.40m) Double bedroom with two windows to front aspect. Built in wardrobes.

Bedroom 2: 11'4 x 9'10 (3.45m x 3.00m) Double bedroom with window to rear aspect. Built in wardrobes.

Bedroom 3: 10'6 x 9'10 (3.20m x 3.00m) Double Bedroom with window to rear aspect.

## Outside

Small front garden with decorative pathway, passageway to side which takes you to the rear of the property.

The property has an attractive rear garden, with an outbuilding to the back. Selection of mature planting with lawned area.

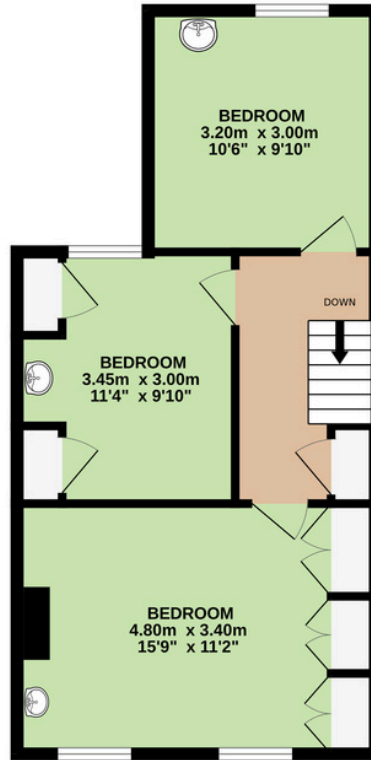
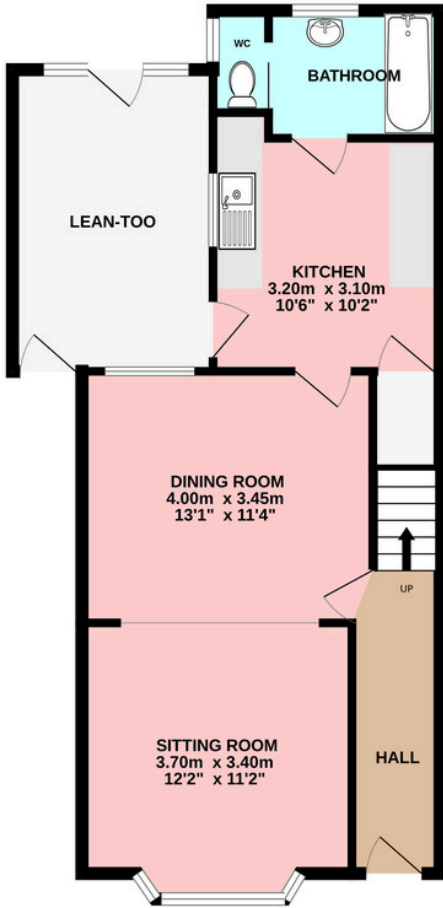
Belgrave Road is a well-regarded residential area, located just off Mill Road within easy reach of the City Centre. Romsey Town benefits from a variety of amenities including many popular independent eateries and shops. The location provides easy access to the city centre and the railway station for London Liverpool Street and Kings Cross. Belgrave Road is also conveniently situated close to Addenbrookes Hospital and the Biomedical Campus.

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  
61.3 sq.m. (659 sq.ft.) approx.

1ST FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA : 105.0 sq.m. (1130 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>84</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>30</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL SIZE: 1130 SQFT  
TENURE: FREEHOLD  
EPC BAND: F  
COUNCIL TAX BAND: D  
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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