



84 St. Philips Road  
Cambridge, CB1 3DB

Offers over £750,000



## 84 St. Philips Road Cambridge, CB1 3DB

- No chain
- 1412 sqft / 131 sqm
- 4 bed, 2.5 bath, 3 recep
- Council tax band - C
- EPC - D / 67
- Extended Victorian home

**NO CHAIN.** An extended & characterful Victorian home of 1412 sqft / 131 sqm with a south-facing garden & an impressive loft conversion, situated in the heart of Romsey, for sale with no onward chain.

This charming Victorian terraced home offers versatility to suit individual purchaser's needs & enjoys a quiet, near central city location & a south-facing plot backing onto residential gardens of Belgrave Road. The house also has double-glazed sashes, fitted in 2023.

On the ground floor are 3 reception rooms, 2 with original wood flooring, built-in shelving & storage. The dining room has a brick fireplace with a woodburning stove & the living room boasts a feature cast iron fireplace, contrasted by attractive tiled inserts. The kitchen has a breakfast bar & is sympathetically fitted with a range of units, wooden worktops & a Butler sink. There is also a Rangemaster cooker included within the sale. A door from the generous conservatory leads to a utility room with space for additional appliances & access to a separate cloakroom W.C.

Upstairs the accommodation is arranged over 2 floors, the first housing 3 bedrooms & the main bathroom.

Of particular note is the properties'





master bedroom which has a dual aspect & eaves storage. There is a stylish bathroom suite off from the landing, complemented by attractive tiling & a heated towel rail.

The south-facing garden is mainly paved & gravelled for ease of maintenance. There is a useful storage shed & rear access gate giving pedestrian right of access for bins and bikes etc.

St Philips Road is a desirable residential area, situated just off Mill Road within easy reach of the City Centre. Romsey itself has a unique atmosphere & a wealth of retail shops, services, pubs & eateries. There are several parks & schooling for most ages.

The location gives easy access to the railway station (0.7 miles) for London Liverpool Street & Kings Cross. The property is also close to Addenbrookes Hospital & the Biomedical Campus.



## Ground Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



## Second Floor

Approx. 27.6 sq. metres (297.6 sq. feet)

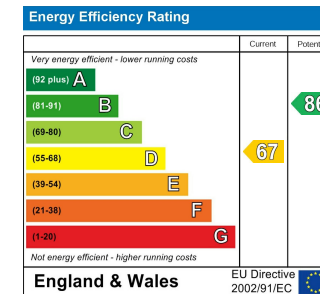


Total area: approx. 131.2 sq. metres (1412.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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