



84 St. Philips Road
Cambridge, CB1 3DB

Offers over £750,000



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

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.

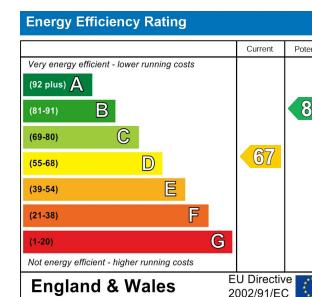
St Philips Road is a desirable residential area, situated just off Mill Road within easy reach of the City Centre. Romsey itself has a unique atmosphere & a wealth of retail shops, services, pubs & eateries. There are several parks & schooling for most ages.

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 (2 miles).





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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