



22 Hemingford Road  
Cambridge, CB1 3BZ

Guide price **£525,000**

## 22 Hemingford Road Cambridge, CB1 3BZ

- No chain
- Large bedrooms
- Excellent garden
- Tastefully decorated

A beautifully presented two-bedroom mid-terrace house situated on the ever-popular Hemingford Road in the heart of Romsey. Extending to approximately 850 sq ft, this delightful property combines period charm with modern comfort and is offered chain-free.

Upon entering, a welcoming porch provides useful space for shoes and storage before leading into the main living area. The open-plan living and dining room is neutrally decorated and carpeted throughout, featuring double glazed sash windows to two aspects that fill the space with natural light and preserve the property's period character. There is an electric fireplace, along with handy under-stairs storage.

The kitchen, extended to the rear, offers a generous and practical layout with ample cupboard and worktop space. It includes fittings for a freestanding washer/dryer, a gas oven, and a dishwasher. A skylight and large window ensure the room remains bright and airy, complemented by the original oak





flooring that enhances the home's charm.

Upstairs, the bathroom is thoughtfully designed and elegantly styled, offering a spacious layout with a large shower, freestanding bath, basin, WC, and fitted storage. The space is partly tiled and finished with high-quality fixtures.

The spacious landing area leads to two good-sized double bedrooms, both neutrally decorated and carpeted, with double-glazed sash windows. The principal bedroom benefits from bespoke built-in wardrobes, making excellent use of the available space.

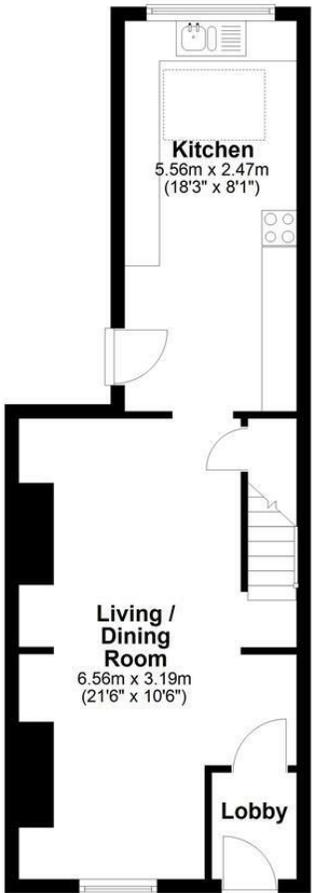
To the rear, the garden offers a delightful outdoor retreat with a patio area leading to a long lawn bordered by flower beds. At the far end, there is an additional seating area and potential to create a garden studio, with convenient side access.

This charming home is offered chain-free, with gas central heating via a combi boiler located in the loft. It represents an excellent opportunity to acquire a beautifully updated property, ideal for comfortable living or future extension, in one of Mill Road's most sought-after locations.

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**Ground Floor**  
Approx. 40.2 sq. metres (432.2 sq. feet)

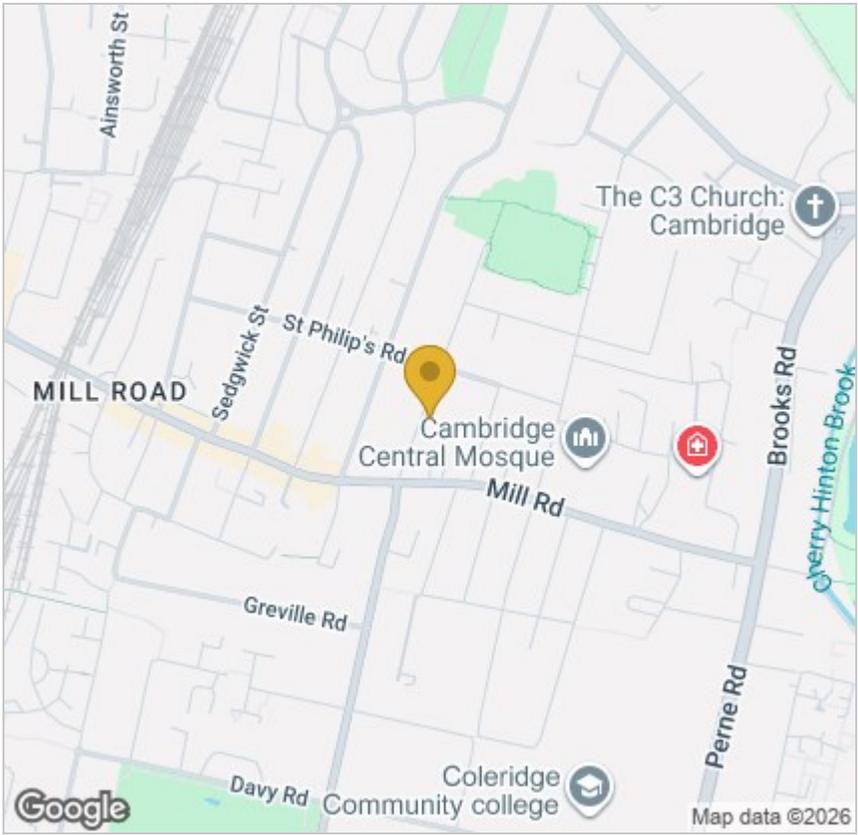


**First Floor**  
Approx. 39.0 sq. metres (420.0 sq. feet)

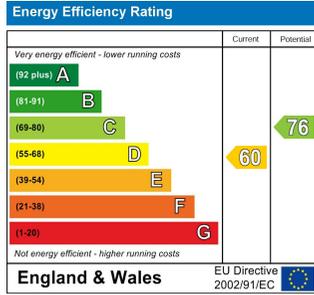


Total area: approx. 79.2 sq. metres (852.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

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