



84 St. Philips Road  
Cambridge, CB1 3DB

Offers over £700,000



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

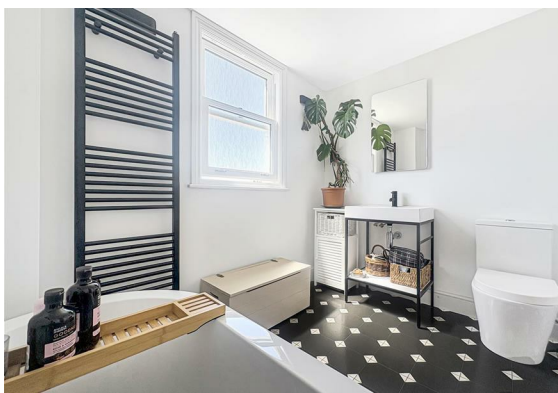
- No onward chain
- 1412 sqft / 131 sqm
- 4 bed, 2.5 bath, 3 recep
- Council tax band - C
- Architect drawings available

**\*VIEWINGS ON SATURDAY 20TH+27TH JUNE\*** A characterful Victorian cottage of 1412 sqft / 131 sqm with a south-facing garden, architects drawings and no onward chain.

This extended home offers versatility to suit individual purchaser's needs & enjoys a quiet, near central location & a south-facing plot backing onto residential gardens. 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 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 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. The master bedroom has a dual aspect, 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 Rd is situated just off Mill Rd 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 St & Kings Cross. The property is also close to Addenbrookes & the Biomedical Campus.

**Agent's Note:**

The owner has plans to reconfigure the existing conservatory & kitchen to create an open-plan kitchen/diner & living space - drawings can be made available



## Ground Floor

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



## First Floor

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



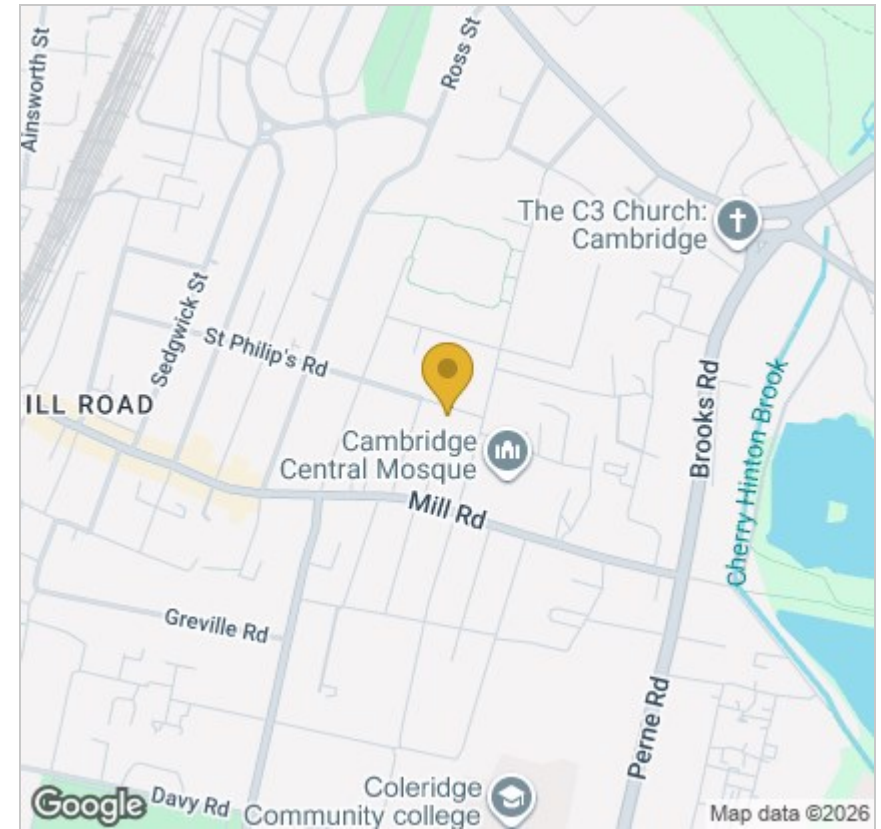
## Second Floor

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

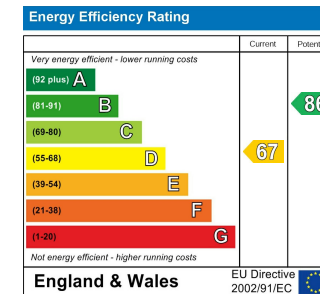


Total area: approx. 131.2 sq. metres (1412.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com