



RICHMOND ROAD
Cambridge

Carter Jonas

RICHMOND ROAD, CAMBRIDGE, CB4 3PU

- Science Park - approx. 3 miles
- City Centre - approx. 1.3 miles
- Cambridge North Railway Station - approx. 3 miles

Offered with no chain • Sold as a single dwelling with scope to reconfigure • Currently arranged as two well-presented apartments with sitting tenant in top apartment • Bright living areas • Fitted kitchens with appliances included • Private enclosed courtyard garden • Brick-built outbuilding with existing planning permission for a studio unit • A rare opportunity to secure a versatile home in a highly desirable Cambridge location • EPC ratings D & E

DESCRIPTION

The property is being sold as a single dwelling, presenting an exciting opportunity for the next owner to keep as is or configure the home to their own requirements, whether reinstating it as a generous single residence or re-imagining the layout to create a unique multi-use space.

Across the existing accommodation you will find bright living areas with attractive feature fireplaces, fitted kitchens including appliances such as oven, hob, fridge-freezer, dishwasher and washing machine, as well as contemporary bathrooms with either shower-over-bath or enclosed shower cubicles. The principal bedrooms also benefit from a charming feature fireplace, and there is an additional utility area with washing machine facilities.

Altogether, this is a fantastic opportunity to acquire a property with genuine versatility, strong fundamentals, and a highly sought-after location close to Cambridge's key amenities.

CURRENTLY ARRANGED AS TWO WELL-FINISHED APARTMENTS WHICH WERE UPDATED IN 2023.



OUTSIDE

A back door leads out to the enclosed courtyard garden, which in turn gives access to a brick-built outbuilding. This outbuilding already has planning permission which offers added potential, the home offers the rare capability to become something exceptionally flexible ideal for those seeking studio space, a home office or guest accommodation.

LOCATION

The property is situated in a popular residential area to the north of Cambridge city centre, well placed for access to a range of local amenities, including nearby supermarkets and primary schooling. Cambridge provides an extensive selection of high street and independent shops, cafés, bars, restaurants, and a variety of cultural and leisure facilities.

The location offers convenient access to key transport routes, with the A14 and M11 connecting to surrounding regional centres and the wider motorway network. Cambridge mainline station, approximately 3 miles from the property, provides regular rail services to London and other destinations.

ADDITIONAL INFORMATION

Tenure: Freehold

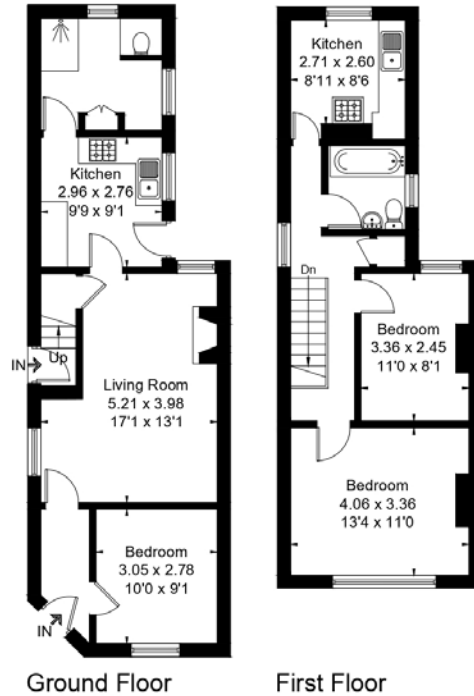
Services: Mains water, electricity, gas & drainage. Gas central heating

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



Approximate Floor Area = 45.4 sq m / 489 sq ft
 Annexe = 46.0 sq m / 495 sq ft
 Total = 91.4 sq m / 984 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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