



59 Montague Road, Cambridge, CB4 1BU
Guide Price £635,000 Freehold

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AN ATTRACTIVE BAY-FRONTED SEMI-DETACHED VICTORIAN HOUSE WITH WELL PROPORTIONED ACCOMMODATION SITUATED IN THIS SOUGHT AFTER LOCATION MOMENTS FROM THE RIVER AND MIDSUMMER COMMON

- Extension and loft conversion potential (STPC)
- Well-presented and in good decorative order
- Refitted kitchen
- Vehicular side access to garage
- Established garden
- No onward chain

2 bedrooms – family bathroom – sitting/dining room – breakfast room/study – kitchen – entrance hall – WC – garage – front and rear gardens

This spacious two bedroom semi-detached Victorian house is located in the heart of the De Freville conservation area and offers excellent scope for expansion (STPC) to create a large family home. The property is found in good decorative order and some attractive original period features remain. Unlike many properties on the road, there is shared vehicular side access with the neighbouring property which leads to a large and useful garage positioned in the rear garden.

An attractive geometric tiled pathway within the walled front garden leads to the front entrance door with stained glass panels. The entrance hall with staircase has a concealed storage cupboard and separate WC. The principal dual aspect reception room measures an impressive 23ft in length and has a lovely large bay window, original plasterwork coving and rear access through glazed double doors. The breakfast room/study leads to the refitted kitchen which provides an extensive range of modern high gloss low level units, matching wall mounted cabinets, ample worksurface space, some integrated appliances and views of and access to the garden. The first floor landing leads to a useful storage cupboard housing the boiler, refitted family bathroom and two spacious double bedrooms. Outside, the established rear garden provides a variety of mature plants and shrubs, a private patio area and access to the garage.

Location

The property is situated on the sought after De Freville estate just to the north of the river Cam. There is local shopping and cafes close by at Mitcham's Corner and on Chesterton Road. There is primary schooling at Milton Road and secondary schooling at Chesterton Community College and a range of independent schools are within easy reach. The city centre can be approached by foot or by bicycle via the Fort St George footbridge leading to Midsummer Common and Jesus Green.

Agents Notes

Gas radiator central heating system

Council tax band – H

Shared vehicular side access (no parking permitted)

Subsidence occurred in 1997 due to a drain collapse. The property was underpinned and structurally repaired. There have been no further issues since.

Services

All mains services connected

Statutory Authorities

Cambridge City Council

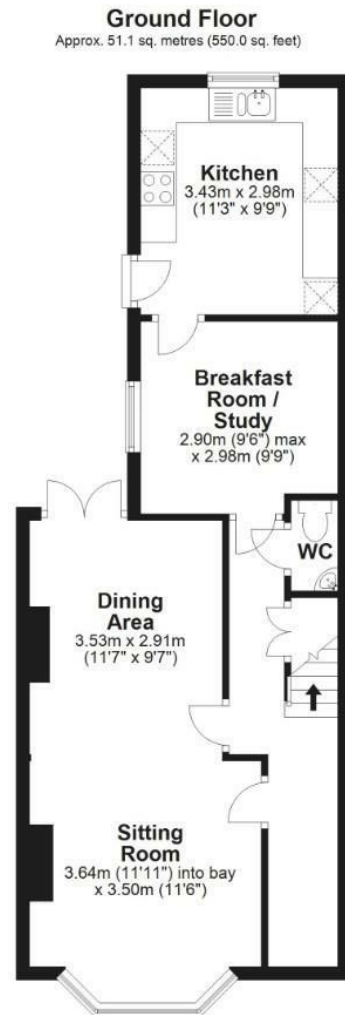
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Total area: approx. 90.6 sq. metres (975.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

