Haymarket Road, Cambridge
CB3 0BQ

Pocock + Shaw

7 Haymarket Road
Cambridge
Cambridgeshire
CB3 0BQ

7 Haymarket Road is a rather special and impressive late Victorian terraced townhouse backing onto Westminster college grounds with bright, well-proportioned family space throughout.

- 3 double bedrooms
- Remodeled and extended
- Stylish family living
- South facing garden
- Open plan kitchen/dining room
- Walking distance of City and River
- 2 bathrooms and cloakroom
- Light filled with high ceilings

Offers Around £895,000

Haymarket Road sits in a highly sought-after spot just half a mile north of the city centre, enjoying a very special position on a gentle rise just off Pound Hill and Northampton Street. Homes on Haymarket Road rarely come to the market and Its location offers easy walking access to the river, the colleges, and the city's wide range of cultural, recreational, and shopping amenities. The area is well served by a range of pubs and restaurants, with Jesus Green, Midsummer Common, and the Backs close by for walking and outdoor activities. Road links are excellent too, with straightforward access to the A14, M11, and the nearby Science and Business Parks.

Ground Floor

Entrance hall With oak flooring, door to front, fanlight over, radiator, range of inset spotlights, stairs rising to first floor.

Cloakroom With range of coathooks, radiator, oak flooring, inset spotlights, door to WC

WC With low level dual flush WC, chrome heated towel rail, Vanity wash handbasin with mixer tap, tiled splashbacks, inset spotlights, extractor fan.

Sitting room With large double glazed casement window to the front, radiator, low level storage cupboards with alcove shelving over.

Study With high level window to kitchen, range of inset spotlights, radiator.

Kitchen/dining room

Kitchen area Fitted with a range of gloss white wall and base units, a selection of fitted appliances including double oven, dishwasher, four ring halogen hob with mosaic tiled splashbacks, extensive working surfaces with inset sink and mixer tap, oak flooring, partly vaulted ceiling with four velux roof lights, range of inset spotlights, space for American style fridge/freezer, radiator, understairs utility cupboard with plumbing for washing machine, open through to

Dining area With oak flooring, wide bifolding doors to the garden, two velux roof lights, inset spotlights and two radiators.

First Floor

Landing Split level landing with door to stairwell leading to second floor, radiator, double airing cupboard with shelving and pressurised hot water cylinder, further understairs storage locker.

Bedroom 2 With two double glazed windows to the front, radiator, full width wardrobes to one wall with hanging rails and shelving.

Bedroom 3 With double glazed window to rear, radiator.

Bathroom With fitted contemporary suite comprising tiled shower enclosure with glass screen and wall mounted controls, vanity wash handbasin with mixer tap and storage under, panelled bath with tiled splashback, low level wc, chrome heated towel rail, radiator, double glazed window to rear, tiled flooring with underfloor heating, inset spotlights.

Second Floor

Bedroom 1 With stairwell to second floor with feature lighting, two double glazed windows to the rear, range of inset spotlights, radiator, two velux roof lights to the front, range of eaves storage, fitted wardrobes to one wall with fitted shelving.

En suite shower room With fitted contemporary suite with tiled shower enclosure, wall mounted controls and drenching shower head, low level WC, vanity wash handbasin with storage under, mixer tap, chrome heated towel rail, tiled splashbacks and flooring, double glazed window to rear, range of inset spotlights.

Outside To the front of the property is a small front garden with low brick retaining wall and pathway to the front door. The rear southerly facing garden is approximately 24ft x 16ft and commences with a paved patio area and pathway leading to a rear gated

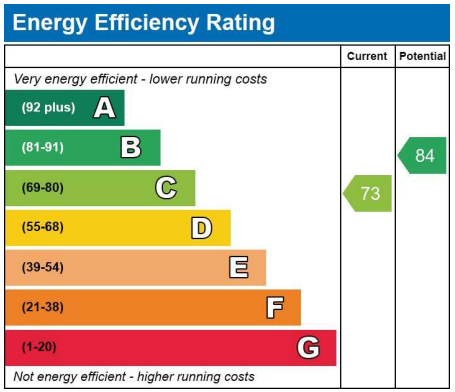
pedestrian access, two lawned areas and all enclosed retained by a brick wall and fencing.

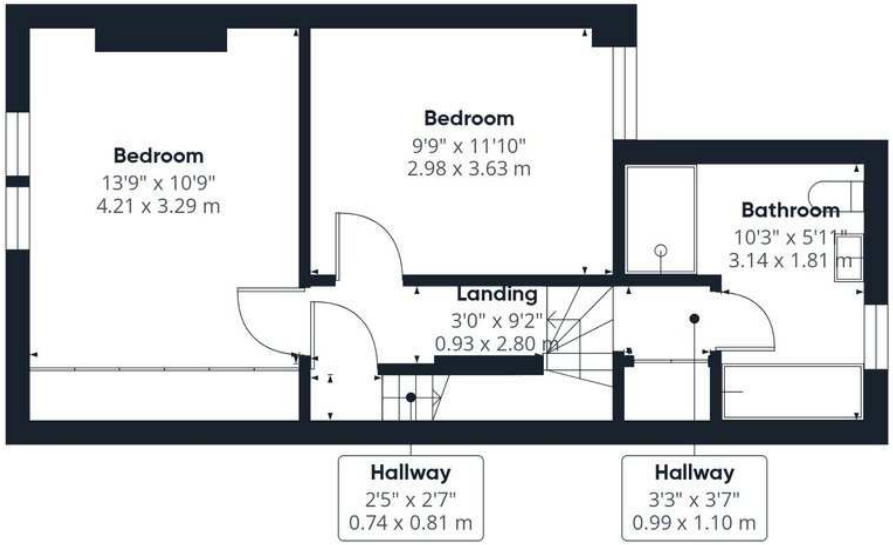
Services All mains services

Tenure The property is Freehold

Council Tax Band

Viewing By Arrangement with Pocock + Shaw





Floor 2

flyp

GLA[1]

1529.38 ft²

142.08 m²

Total

1529.38 ft²

142.08 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Reduced headroom

Below 5 ft/1.5 m

Areas with headroom below 5 ft/1.52 m are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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