



53 sqm / 570 sqft

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Conservatory

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Private garden

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1940s

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Mid terrace house

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EPC - E / 41

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2 bed, 1 recep, 1 bath

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Council tax band - B

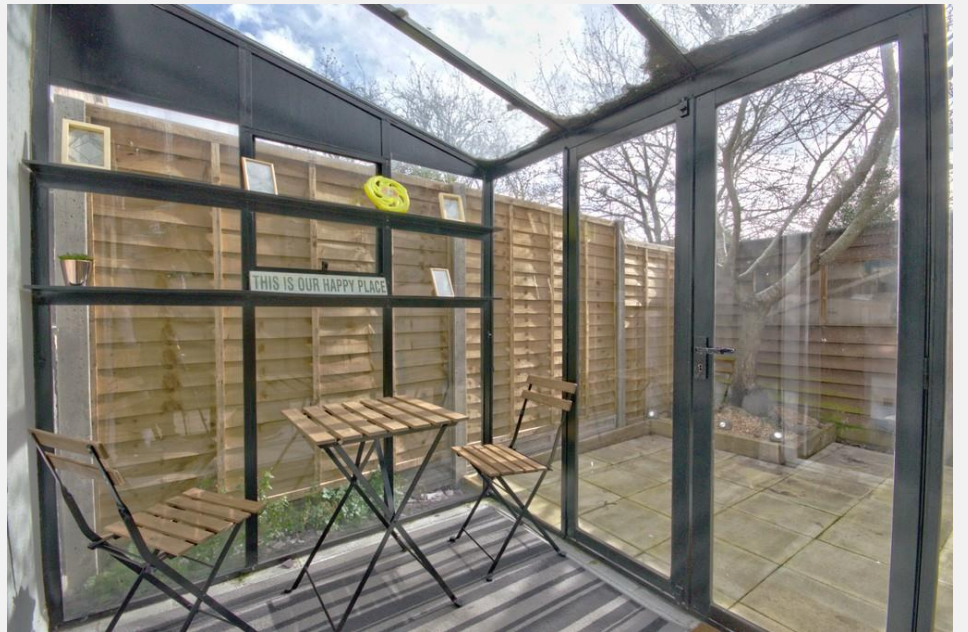
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Mill Road

A 2 bed property superbly located in the historic Romsey area of the city, within walking distance of not just the numerous independent, vibrant pubs, bars and shops in the area, but also the larger retail areas of Newmarket Road, the Grafton Centre and the city centre itself.



£425,000



This two-bedroom apartment is located on Mill Road in the ever-popular Romsey Town and accessed via Argyle Street, providing a quiet location within walking distance of the railway station and city centre.

The kitchen is fitted with a range of base and wall mounted units, an electric hob and an oven with extractor over. There is room for additional appliances opening onto the conservatory. The living/dining room enjoys windows down the side providing excellent natural light. A modern bathroom completes the downstairs accommodation and is fitted with a 3-piece white suite with a shower over the bath.

On the first floor are two excellent double bedrooms with bedroom one benefiting from a dual aspect and a built-in wardrobe.

Outside, the property enjoys a private courtyard garden with a large storage shed.

The property has electric heating and is available with no onward chain.



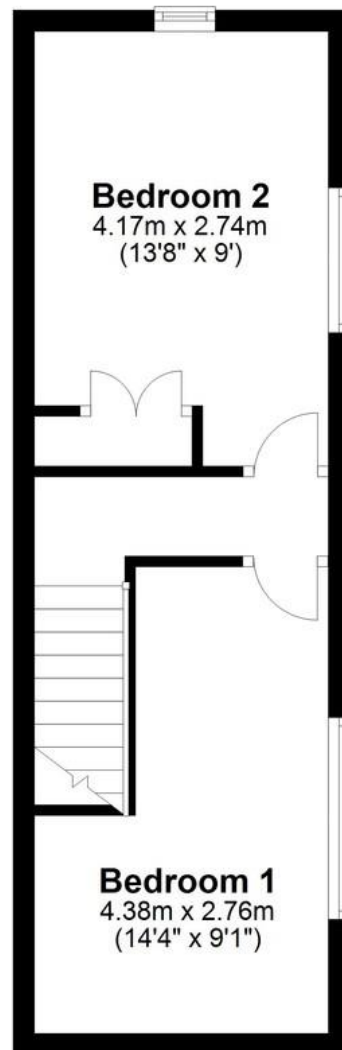
## Ground Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



## First Floor

Approx. 26.2 sq. metres (281.5 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Total area:  
Approx. 53 sqm  
(570 sqft)



The Mill Road and Romsey Town areas are one of the city's most bustling, cosmopolitan and multi-cultural parts. It's main shopping street is packed with colourful, exciting, independent businesses, shops, cafes, restaurants and bars. The surrounding streets have some of the most interesting, tucked-away pubs in Cambridge.

The property is about a 12 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres and Cambridge Retail Park are also a short walk away. The historic city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthews Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as outstanding.

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