



Radcliffe & Rust
Residential sales & lettings

7 Abbey Road, Cambridge CB5 8HH
Guide Price £500,000

Radcliffe & Rust Estate Agents are delighted to offer, for sale, this charming two-bedroom terraced home situated in a highly sought-after location just east of Cambridge city centre. Positioned on Abbey Road, the property enjoys excellent access to a wide range of amenities, including local shops, cafés, supermarkets and leisure facilities, all within walking distance. Cambridge Retail Park is approximately 0.5 miles away, while the historic city centre, Grafton Centre redevelopment and the picturesque River Cam can be reached within approximately 1 mile. For commuters, Cambridge Railway Station is around 1.5 miles away, offering direct services to London King's Cross and Liverpool Street, while Cambridge North Station is approximately 2 miles away. The area is also well served by cycle routes, bus links and access to the A14 and M11. Combining excellent connectivity, vibrant city living and access to beautiful green spaces such as Stourbridge Common and Coldham's Common, this is a fantastic opportunity to enjoy one of Cambridge's most convenient and well-connected residential locations.

Offered to the market with the significant advantage of no onward chain, this characterful property combines period charm with generous room proportions, high ceilings, original features and a private rear garden. With residents' permit parking available, this wonderful home offers excellent flexibility for a variety of buyers looking to enjoy city living within easy reach of Cambridge's historic centre, railway station and vibrant local amenities.

Set behind an attractive Victorian façade with decorative brickwork, arched doorway and traditional bay window, the property immediately offers a warm welcome. Stepping through the front door, you are greeted by a spacious entrance hall where your eye is immediately drawn towards the staircase positioned further along the hall. The entrance space provides access to the principal reception rooms and also benefits from a useful under stairs storage cupboard offering valuable everyday practicality.

Located at the front of the property is the impressive living room. This elegant space is flooded with natural light thanks to the beautiful walk-in bay window, whilst the high ceilings, decorative coving and feature fireplace create a wonderful sense of character and grandeur. Finished in soft neutral tones with attractive wood-effect flooring underfoot, the room offers excellent flexibility. Whilst there is ample space for both seating and a dining table, as currently arranged by the owners, it would also work exceptionally well as a dedicated living room. The fireplace with its decorative surround acts as an attractive focal point and enhances the room's period appeal.

Moving through the property, the next room is currently arranged as a bedroom but is formally the dining room. This generously proportioned space overlooks the rear garden and continues the property's characterful feel with high ceilings, attractive wood flooring, built-in cabinetry and a charming feature fireplace. Offering excellent versatility, it can be retained as a dining room, utilised as a second reception room or adapted to suit the needs of the new owners.

Positioned between the dining room and kitchen is a further reception room which provides excellent flexibility. Currently ideal as a study, home office, hobby room or additional storage space, this room benefits from a window and glazed door providing direct access to the rear garden. The neutral décor and continuation of the wood flooring create a bright and welcoming atmosphere. Alternatively, this room could work perfectly as a more intimate dining space if desired.

The kitchen itself is both practical and attractive, fitted with a range of light oak-effect wall and base units complemented by dark laminate worktops and refreshing turquoise tiled splashbacks which add a splash of colour and personality. Dual aspect windows draw natural light into the room whilst providing pleasant views over the garden. There is space for freestanding appliances alongside an integrated extractor hood and ample worktop preparation space, creating a functional environment for keen cooks. The continuation of the wood-effect flooring enhances the sense of warmth and continuity throughout the ground floor.

Upstairs, the first-floor landing feels wonderfully bright and airy thanks to the impressive feature rooflight positioned above, flooding the space with natural daylight throughout the day and creating an attractive focal point.

Bedroom one is an exceptionally generous double bedroom located at the front of the property. Two large windows allow light to pour into the room whilst offering pleasant views over the street below. The room features attractive wood flooring, neutral decoration and built-in wardrobes, creating a bright and relaxing retreat with ample space for a large bed and additional furniture. The combination of high ceilings and dual windows further enhances the feeling of space.

Bedroom two is another well-proportioned double room overlooking the rear garden. This charming room continues the property's period theme with an attractive feature fireplace, built-in storage cupboards and warm wood flooring. The large window frames views of the greenery beyond whilst allowing plenty of natural light into the room.

The family bathroom is particularly spacious and beautifully appointed, featuring large stone-effect wall tiles, light floor tiling and a comprehensive range of white vanity storage units topped with a wood-effect work surface. There is a full-sized bath with glazed shower screen and overhead shower, a hand basin and a chrome heated towel rail. Adjacent to the bathroom is a separate WC with its own hand basin, offering added convenience for busy households and visiting guests.

Outside, the private rear garden provides a wonderful extension of the living accommodation. Enclosed by mature planting and established greenery, the garden offers a peaceful setting to relax and unwind. A paved patio area creates the perfect space for outdoor dining and entertaining, whilst the timber garden shed provides useful additional storage. The mature trees and surrounding planting create a pleasant sense of privacy and seclusion rarely found so close to the city centre.

This delightful Victorian home successfully blends period charm with practical modern living. With spacious accommodation, high ceilings, beautiful fireplaces, a stunning bay-fronted living room, versatile reception spaces, private garden, and residents' permit parking, this is a fantastic opportunity to acquire a character property in one of Cambridge's most desirable and convenient locations.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

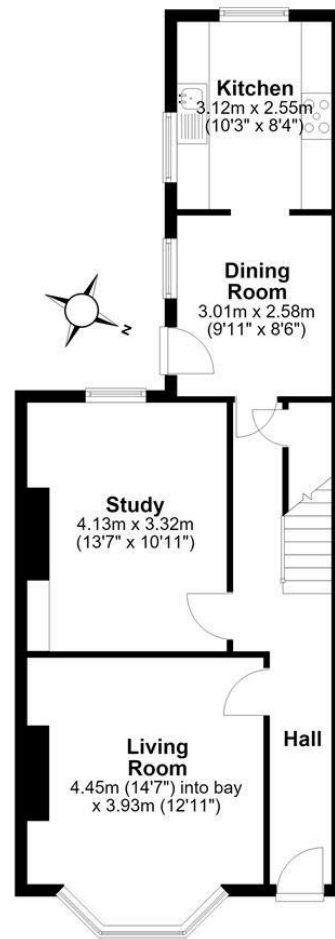
Agent Notes

Tenure: Freehold
Council tax band: D
No onward chain





Ground Floor
Approx. 57.1 sq. metres (615.1 sq. feet)



First Floor
Approx. 49.0 sq. metres (527.6 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	84
England & Wales		EU Directive 2002/91/EC	

