



**Radcliffe & Rust**  
Residential sales & lettings

**10 Hale Street, Cambridge CB4 3BZ**  
**Guide Price £325,000**

Radcliffe & Rust are delighted to offer, for sale, this Victorian terrace home in need of full renovation. The property is located on the highly sought after Hale Street, just north of the Victoria Road area. Perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer, while living in a quiet residential street that offers a more village style and community feel that one might expect from being so close the centre of town. There are two main routes to choose from when walking or cycling into town. Either down Castle Hill and over the River Cam or slightly further East you can take a stroll over the River Cam and across the wide open green spaces of Jesus Green and Midsummer common. The very centre of the city is approximately 1 mile away so can be reached by foot in around 15 minutes or by bike in around 6 minutes. The location also offers good access to the A14, Cambridge North train station and of course both the Business and Science parks.

Radcliffe & Rust are delighted to offer this rare opportunity to acquire this two bed Victorian terrace house in need of full refurbishment. The property fronts directly onto Hale Street and as you enter you will find a small entrance porch that leads through to the sitting room. Beyond the living room you will find the dining room and under stairs storage cupboard. To the rear of the property there is a small utility area and cloakroom to complete the ground floor accommodation.

Upstairs you will find two bedrooms with the bathroom leading from the second bedroom.

Outside, to the rear of the property there is an enclosed rear garden with gated rear access.

The property is in need of full renovation. None of the electrics, plumbing and storage heaters have been checked and they will not be checked prior to sale. All potential buyers must make their own checks if needed. This is a real opportunity to buy a complete blank canvass for any potential buyer to work with in order to achieve their perfect home. It is also possible to extend, subject to gaining the relevant planning permission, to and square footage and even more value over and above the refurbishment alone.

Call or email us now to arrange your viewing.

Cash buyers only please.

#### Agent notes

Chain details: No onward chain

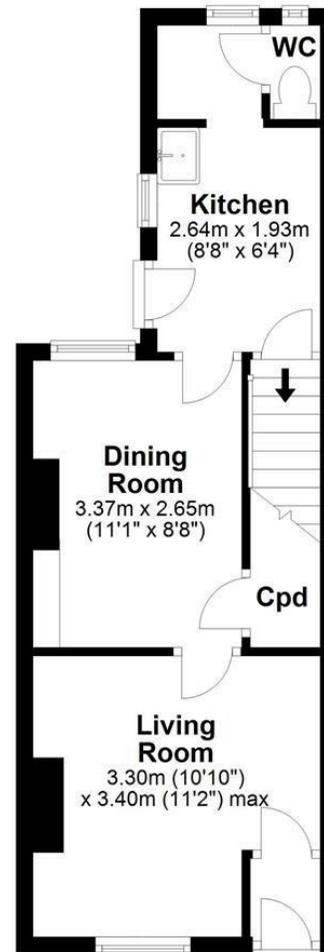
Council tax: Band C = £1,890 per annum





### Ground Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



### First Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 59.9 sq. metres (645.1 sq. feet)

Drawings are for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

