

Herbert Street, Cambridge, CB4 1AQ

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Guide Price £650,000



A well presented three bedroom end-terrace property extending to approximately 1174sqft and arranged over three floors. The property further benefits from generous rear garden and occupies a highly sought-after central city location just north of the River Cam, within easy reach of an excellent range of local amenities including shopping, restaurants and bars, and well placed for a number of outstanding schools.















LOCATION

Herbert Street is situated in the popular West Chesterton area of Cambridge, approximately one mile north of the city centre. The property is conveniently placed for a wide range of local amenities, with the independent shops, cafés and restaurants of Mitcham's Corner close by, while Milton Road Primary School and Chesterton Community College are within easy walking or cycling distance. The city centre is readily accessible on foot or by bicycle via Midsummer Common and Jesus Green, while regular bus services operate nearby. Cambridge and Cambridge North railway stations provide excellent rail connections, and the A14 and M11 are within easy reach for commuters travelling further afield.

FRONT DOOR
leading into:

ENTRANCE HALL
carpeted, radiator, downlights, stairs leading to first floor, understairs storage cupboard, access into various rooms.

SITTING ROOM
carpeted, bay window overlooking front of the property, radiator, downlight, feature fireplace.

STUDY
with timber flooring, sash window overlooking rear of the property, inset bookshelving, feature fireplace, downlight.

KITCHEN/BREAKFAST ROOM
with a range of floor and wall units, laminate worktop, stainless steel sink and drainer, space for oven, space and plumbing for dishwasher, radiator, timber flooring, downlight, feature fireplace, space and plumbing for washing machine and doors out onto rear garden, sash windows overlooking side of the property.

ON THE FIRST FLOOR

LANDING
carpeted, downlight, storage cupboard, access into various rooms.

W C
with timber flooring, low level w.c., wash hand basin, downlight, extractor fan.

BATHROOM
with timber flooring, four piece suite comprising walk-in tiled shower, bath and low level w.c., wash hand basin, part tiled walls, sash window overlooking rear garden.

PRINCIPAL BEDROOM
timber flooring, two sash windows overlooking front of the property, two radiators, downlight.

BEDROOM 2
with timber flooring, built-in wardrobe with hanging rail, further overhead storage, radiator, downlight, sash window overlooking rear of the property.

STAIRS ONTO SECOND FLOOR
Velux window, access into:

BEDROOM 3
with wood effect laminate flooring, Velux windows, eaves storage cupboards, downlight.

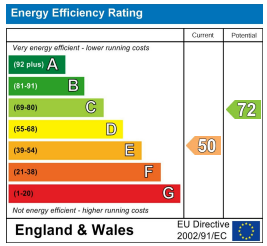
OUTSIDE
The property is approached via pathway with front gate leading into front courtyard garden, pathway leading to front door.

Rear garden is east facing, terrace area perfect for outside seating and al fresco dining, outside water tap. The rear garden is pedominantly laid to lawn with borders containing a variety of shrubs, further pebbled seating area and timber storage shed, side gate access for bins and bikes. The rear garden is fully enclosed via timber fencing.

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Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1174 sq ft - 108 sq m

Ground Floor Area 552 sq ft – 51 sq m

First Floor Area 435 sq ft – 40 sq m

Second Floor Area 187 sq ft – 17 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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