



Catharine Street, Cambridge, CB1 3AW

CHEFFINS

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A most attractive and beautifully presented mid-terraced Victorian residence, offering stylish and well-planned open-plan living accommodation, further complemented by the addition of a separate utility room. The property enjoys a private and low-maintenance rear garden with a desirable south-westerly aspect, perfect for afternoon and evening sun. Ideally positioned on this highly sought-after residential street just off Mill Road, the home benefits from close proximity to a wide range of independent shops, cafés and amenities, as well as Cambridge Station and the city centre. Offered with no onward chain, this is a fantastic opportunity to acquire a charming period home in one of Cambridge's most vibrant and well-connected neighbourhoods.

LOCATION

Catharine Street is perfectly positioned just off Mill Road, one of Cambridge's most lively and culturally diverse neighbourhoods, celebrated for its independent spirit and vibrant local scene. Mill Road is home to an array of artisan bakeries, coffee shops, international grocers, restaurants and pubs, including popular favourites such as Hot Numbers Coffee, The Garden Kitchen, Limoncello, and The Petersfield pub. The street also offers everyday essentials with a Co-op, post office, pharmacy, and barbers all within easy walking distance. This location offers outstanding connectivity, with Cambridge mainline railway station approximately 10 minutes away on foot, providing direct services to London King's Cross and Liverpool Street. The city centre, Addenbrooke's Hospital and various university departments are also easily accessible by bike, car or frequent local buses, making this a prime spot for professionals, academics and commuters alike. For families, the area is served by well-regarded schools including St Philip's Primary and Parkside Community College, while many of the city's leading independent schools are also within easy cycling distance. Local green spaces such as Romsey Recreation Ground, Coleridge Park, and the picturesque riverside areas provide excellent options for outdoor leisure and exercise.

2 1 2

Guide Price £475,000





ENTRANCE DOOR

to:

SITTING ROOM

wood effect flooring, inset LED downlighters, window to front aspect. Open to:

DINING ROOM

stairs rising to first floor with cupboard beneath, door to rear garden, door to:

KITCHEN

base and wall units, work tops, sink with window to side aspect above, oven, hob with extractor above, space for fridge freezer and dishwasher. doorway to:

REAR HALL

side door to garden and door to:

UTILITY/WC

work top with space for washing machine and tumble dryer beneath, WC, hand wash basin and window to rear aspect.

STAIRS/LANDING

doors to bedrooms and shower room off.

BEDROOM 1

fitted wardrobes, window to front aspect.

BEDROOM 2

box cupboard over the stairs, window to rear aspect.

SHOWER ROOM

walk-in shower enclosure, wc, wash basin with vanity unit below and illuminated mirror above and window to side aspect.

GARDEN

enclosed rear garden with patio, gravel, raised bed, garden shed and rear gate access.

PARKING

non allocated on street parking.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	58	83	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £475,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City



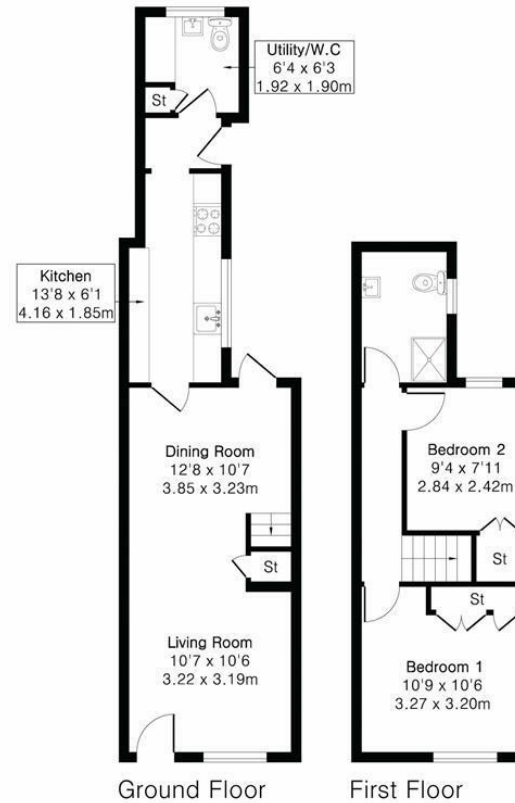
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on 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.



Approximate Gross Internal Area 679 sq ft - 63 sq m

Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 291 sq ft – 27 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

