



Bateman Street, Cambridge, CB2 1NA



## Bateman Street

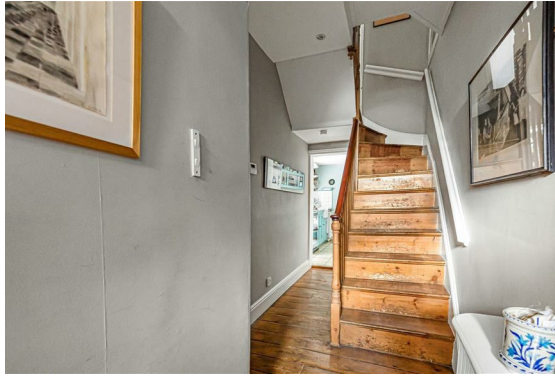
Cambridge,  
CB2 1NA

A fine example of a Victorian city house in this eagerly sought after central city location. Close to the Botanical Gardens, Lammas Land and in close proximity to the historic city centre and railway station.

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**Guide Price £800,000**





## LOCATION

Bateman Street occupies a prime position in central Cambridge, offering an exceptionally convenient and highly desirable location within close proximity to the city centre and key amenities. Just a short walk from the historic University of Cambridge colleges and the beautiful Cambridge University Botanic Garden. Cambridge Railway Station is only about 10-15 minutes on foot (or a quick cycle/bus ride), ensuring superb connectivity with frequent services to London King's Cross (under 50 minutes) and beyond. Multiple bus routes along nearby Hills Road and Trumpington Road offer excellent public transport links, while the area benefits from being largely walkable or cyclable to shops, supermarkets, cafés, restaurants, and leisure facilities.

## SIX PANELLED TIMBER ENTRANCE DOOR

with glazed fanlight above leading into:

## ENTRANCE HALLWAY

with coved ceiling, understairs storage cupboard, exposed and sealed floorboards, and a panelled and glazed internal door through to:

## RECEPTION HALLWAY

stairs rising to first floor with natural timber handrail, newel post and spindles, exposed treads and floorboards, moulded archway, radiator.

## LIVING ROOM

with feature fireplace with wooden mantel and surround, tiled hearth, cast iron fitted glazed storage cupboards and adjustable bookshelving to chimney breast recesses, moulded corncing, moulded ceiling rose, exposed and sealed floorboards, radiators, sash window to the front and twin double glazed doors leading through to Kitchen/dining room.

## DINING ROOM

with feature vaulted double glazed roof, exposed and sealed floorboards, a pair of radiators, double glazed windows and doors to the rear leading out to the garden. Open through to:

## KITCHEN

Kitchen is fitted with a range of painted timber storage cupboards and drawers with Corian working surfaces with tiling to

splashbacks, and open wall shelving, butler style sink unit with grooved drainer and mixer tap, freestanding cooker with extractor hood, tiled floor, radiator, glazed door through to:

## REAR HALL

wall mounted Baxi boiler providing domestic hot water and central heating system, utility cupboard with plumbing and space for automatic washing machine and shelving, tiled floor, ceiling with inset downlighters, double glazed door leading out to the garden.

## CLOAKROOM

with white suite comprising wash hand basin with tiling to splashbacks and low level w.c., fitted shelving, tiled floor, window to the rear.

## ON THE FIRST FLOOR

## LANDING

exposed and sealed floorboards, access to loft space.

## BEDROOM 1

Victorian cast iron fireplace, wooden mantel and surround, fitted cupboards to chimney breast recesses, exposed and sealed floorboards, radiator, sash window to the front.

## BEDROOM 2

fitted cupboards to chimney breast recesses, radiator, sash window to the rear and exposed and sealed floorboards.

## BEDROOM 3

with fitted corner cupboard with shelving above, radiator, sash window to the side and double glazed door to the rear leading to:

## FIRST FLOOR TERRACE

which is paved and railings.

## BEDROOM 4

exposed and sealed floorboards, radiator, fitted adjustable bookshelving, sash window to the front, linen cupboard with slatted shelving.

## BATHROOM

with white three piece suite comprising tiled panelled bath with mixer tap, separate shower above, pedestal wash hand basin and low level dual flush w.c., heated towel rail/radiator, fitted storage cupboards, tiled floor, double glazed window.

## OUTSIDE

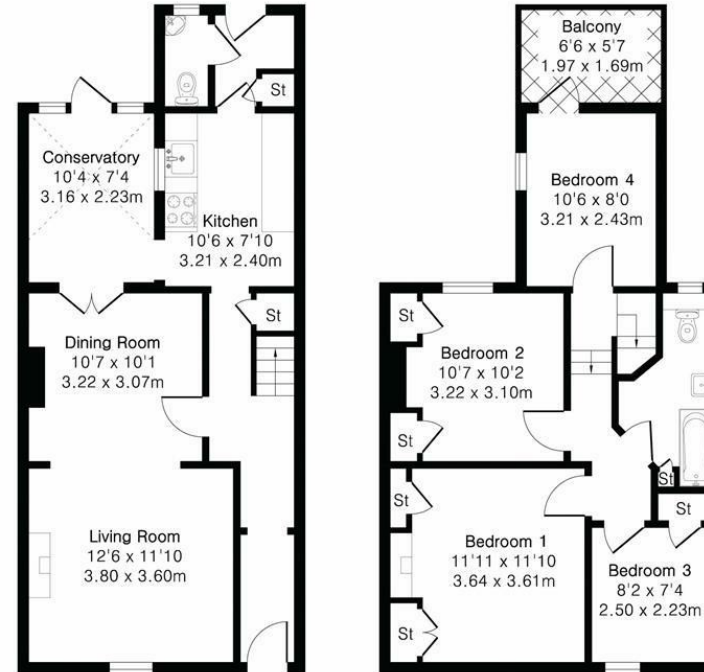
There is a shared passageway with access to the rear paved garden enclosed by walling, shrubs and a right of access to the neighbouring property.





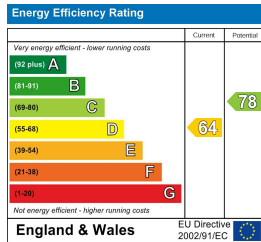


**Approximate Gross Internal Area 1114 sq ft - 104 sq m**  
 Ground Floor Area 588 sq ft – 55 sq m  
 First Floor Area 526 sq ft – 49 sq m



Ground Floor

First Floor



Guide Price £800,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



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.



[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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