



Riverside, Cambridge, CB5 8HN

CHEFFINS

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Cambridge,
CB5 8HN

A fine example of an extended, two-storey, bay-fronted, Victorian residence with a number of fine architectural features, including picture window with views over the River Cam, as well as enclosed, landscaped gardens with large garage / workshop, occupying a most desirable location with views of the river and university boat houses.

4 2 2

Guide Price £1,250,000





WROUGHT IRON GATE

with enclosed paved side garden with steps rising to:

TIMBER PANELLED FRONT DOOR

with coloured and leaded glass pane.

RECEPTION HALLWAY

feature full height vaulted ceiling, staircase rising to the first floor with natural timber handrail and newel, glazed panes, ceiling with inset downlighters, radiators, a pair of double glazed windows, coats cupboard, further cupboard housing insulated hot water tank and slatted shelving, store cupboard with adjustable wall shelving.

CLOAKS/SHOWER ROOM

fitted with white three piece suite comprising low level dual flush w.c., tiled shower cubicle, pedestal wash hand basin, tiled walls, tiled floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted window.

LIVING ROOM

with feature Victorian cast iron fireplace with stone mantel and surround, granite hearth, fitted shelving to chimney breast recess, coved ceiling with inset downlighters, radiators, double glazed bay sash window to the front with shutters, double glazed window to the side with shutters.

KITCHEN/DINING ROOM

fitted with a generous range of storage

cupboards and drawers with brushed stainless handles and granite working surfaces with tiling to splashbacks, double bowl sink unit with mixer tap, Britannia cooking range with extractor hood above, glazed tiles to splashbacks, plumbing and space for dishwasher, plumbing and space for automatic washing machine, fitted microwave, fitted and concealed refrigerator, fitted and concealed freezer, coved ceiling with inset downlighters, double glazed windows to front and rear and double glazed bi-fold doors leading out to the garden.

ON THE FIRST FLOOR

LANDING

with feature double glazed window and double glazed roof with views of the river, radiator, ceiling with inset downlighters, wall lights.

BEDROOM 1

range of fitted wardrobe cupboards, picture rail, double panelled radiator, double glazed sash bay window to the front with shutters.

BATHROOM

fitted with a white three piece suite comprising panelled bath with mixer tap and shower unit above, pedestal wash hand basin and low level dual flush w.c., ceiling with inset downlighters, extractor fan, towel rail/radiator, storage cupboard, double glazed and frosted window.

BEDROOM 2

picture rail, double panelled radiator, double glazed window.

BEDROOM 3

coved ceiling, double panelled radiator, double wardrobe cupboard and double glazed window.

BEDROOM 4

fitted wardrobe, coved ceiling, double panelled radiator, double glazed window.

TOILET

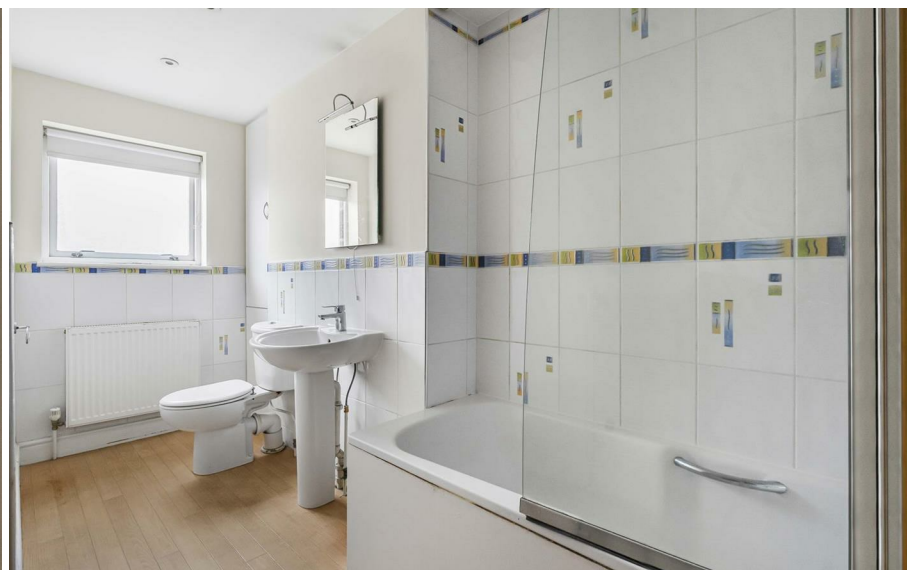
with low level w.c. and pedestal wash hand basin with tiling to splashbacks, fitted shelved storage cupboard.

OUTSIDE

Front garden with dwarf brick wall, gated access, paved pathway, slate chipped beds, flowers and shrubs.

Enclosed rear garden with paved patio area, pathway, shaped lawn, flowering and shrub beds, silver birch, hedgerow, walling and gated access and to the rear is a large DETACHED GARAGE/WORKSHOP with a pitched tiled roof with brick elevations, up and over door to the front, window and door to the side with power and light connected. Garage is accessed from Saxon Road.





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



Guide Price £1,250,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Cambridge



**Approximate Gross Internal Area 1663 sq ft - 154 sq m
(Excluding Garage)**

Ground Floor Area 834 sq ft – 77 sq m

First Floor Area 829 sq ft – 77 sq m

Garage Area 387 sq ft – 36 sq m



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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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.



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