



Pemberton Terrace, Cambridge, CB2 1JA

CHEFFINS

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Guide Price £1,600,000

A fine example of a late Victorian townhouse with spacious accommodation extending to about 2443 ft.² in the prestigious Newtown District of the city so conveniently placed for access to Lammas Land, River Cam, railway station, city centre, Grand Arcade, Botanical Gardens as well as a wide range of schooling. This elegant home benefits from an enclosed south facing garden of about 60 feet as well as resident's parking.





FIRST FLOOR**TIMBER PANELLED ENTRANCE DOOR**

with frosted glazed panes with glazed fanlight above leading into:

RECEPTION HALLWAY

with moulded cornicing, dado rail, staircase to upper and lower floors, painted floorboards and panelled and glazed door leading out to the garden.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap and tiling to splashbacks, heated towel rail/radiator, double glazed and frosted casement window to the rear.

LIVING ROOM

with tall ceilings, moulded cornicing, picture rail, feature open fireplace with marble mantle and surround, slate hearth, fitted shelving and cupboards to chimney breast recesses, double panelled radiator, and secondary double glazed bay sash window to the front, open arch through to:

FAMILY ROOM

tall ceilings, moulded cornicing, picture rail, feature fireplace, marble mantel and surround, fitted cupboards and adjustable shelving to chimney breast recesses, exposed and sealed floorboards, radiators, double glazed sash window to the rear.

STAIRCASE DOWN TO GROUND FLOOR**OPEN PLAN KITCHEN/DINING ROOM**

Kitchen is fitted with a generous range of storage cupboards and drawers with granite working surfaces with grooved drainer and butler style sink unit with mixer tap, fitted and concealed dishwasher, fitted and concealed fridge/freezer, Rangemaster cooking range fitted into chimney breast island unit with oak top with cupboards and drawers below. Utility cupboard with plumbing and space for automatic washing machine, double glazed window to the rear, panelled and glazed door with step access to garden.

Dining room with feature fireplace with log burning stove, fitted shelved storage cupboards to chimney breast recesses, window seat with storage, architectural radiator and a frosted bay sash window to the front, ceiling with inset downlighters, broom cupboard/store, walk-in pantry with storage cupboards, downlighters.

ON THE SECOND FLOOR**LANDING**

staircase rising to upper floor.

BEDROOM 1

fireplace surround, fitted wardrobe cupboards to chimney breast recesses, moulded cornicing, a pair of radiators and a pair of double glazed sash windows to the front.

BEDROOM 3

fireplace surround, fitted wardrobe cupboards to chimney breast recesses, radiator and a double glazed sash window to the rear.

SHOWER ROOM

walk-in tiled shower, low level dual flush w.c., wash hand basin with tiling to splashbacks, storage cupboard below, fitted mirror, tiled floor, heated towel rail/radiator, ceiling with inset downlighters and a frosted double glazed sash window to the rear.

ON THE THIRD FLOOR**LANDING**

double glazed sash window to the rear, a pair of storage cupboards one housing pressurised hot water cylinder with slatted shelving.

BEDROOM 4

fitted wardrobes to chimney breast recesses, cast iron fireplace with wooden mantel and surround, radiator, double glazed sash window to the front.

BEDROOM 5

cast iron fireplace, fitted wardrobe to chimney breast recesses, radiator, double glazed sash window to the rear.

BATHROOM

fitted with a white three piece suite comprising panelled bath with tiling to splashbacks, pedestal wash hand basin with mixer tap, low level dual flush w.c., heated towel rail/radiator, tiled floor, double glazed sash window to the front.

PANELLED DOOR WITH STAIRCASE

rising to:

BEDROOM 2

with part vaulted ceiling, cupboard housing Vaillant gas fired boiler, additional storage cupboards and a pair of Velux windows to the front and rear, radiator, ceiling with inset downlighters.

OUTSIDE

Brick piers with stone steps rising to front door with carriage lamp and cast iron railings.

Rear garden of good size enclosed by walling principally laid to lawn with paved patio area, flowering and shrub beds, timber storage shed with gated access allowing pedestrian access to the rear.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Guide Price £1,600,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Cambridge City Council





Approximate Gross Internal Area 2417 sq ft - 224 sq m

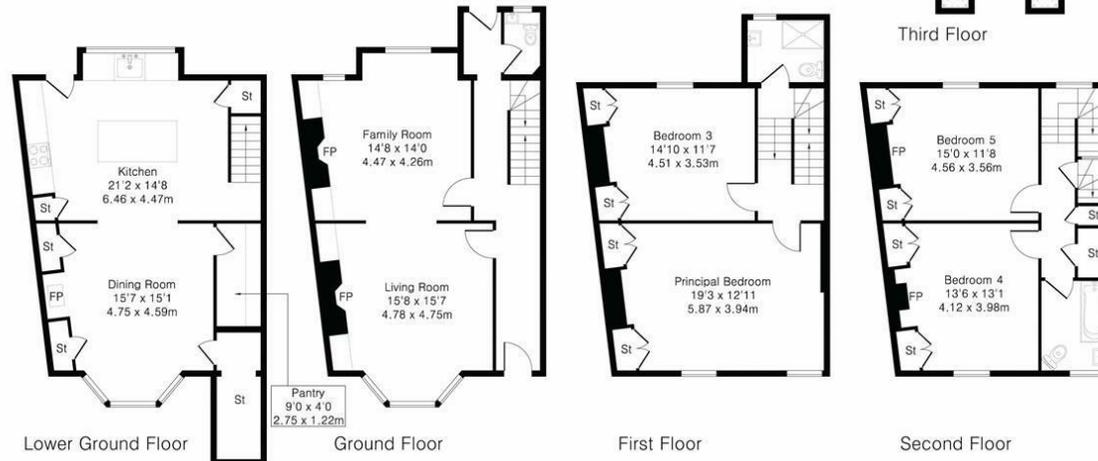
Lower Ground Floor Area 572 sq ft – 53 sq m

Ground Floor Area 583 sq ft – 54 sq m

First Floor Area 530 sq ft – 49 sq m

Second Floor Area 489 sq ft – 45 sq m

Third Floor Area 243 sq ft – 23 sq m



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.



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.

