



Riverside, Cambridge, CB5 8HL

CHEFFINS

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An exciting and rather special opportunity to acquire a stylish and sympathetically improved Victorian bay fronted semi-detached residence, enjoying its own unique ambiance and retaining many attractive features of quality and character. The property provides beautifully presented and well proportioned accommodation over two storeys together with a private and quite delightful landscaped garden and studio/office.

3 2 2

Guide Price £975,000





LOCATION

The property occupies an outstanding and picturesque Riverside location with a stunning vista overlooking the River Cam. The property is so conveniently placed for access to Midsummer Common, city centre and main line stations including Cambridge North Station.

ENTRANCE PORCH

Front entrance door with attractive glazed half-moon fanlight window above, leading into:

PRINCIPAL RECEPTION ROOM

A delightful, light and spacious room arranged into two distinct areas. To the front, a sitting area with large bay window comprising three sliding sash windows with fitted wooden shutters, enjoying wonderful views over the River Cam. Central cast iron fire grate with tiled hearth, natural wood-style flooring, radiator, staircase rising to first floor with built-in understairs storage cupboard, and recessed alcoves with fitted display shelving. Natural solid wood flooring, double radiator, large built-in shelved storage cupboard, and full-height sealed unit double-glazed window overlooking the courtyard garden to the side.

INNER LOBBY

Part-glazed door from reception room, with access to:

CLOAKROOM/UTILITY ROOM

with low-level WC, worktop incorporating circular stainless steel sink with mixer taps and cupboards below, additional worktop with space and plumbing for washing machine, tiled splashbacks, extractor fan, coat hooks, and natural Dijon limestone flooring.

KITCHEN AND ADJOINING DINING ROOM

A delightful open plan area incorporating kitchen with a range of base and wall-mounted units with ceramic tiled worktops, incorporating a one-and-a-half bowl stainless steel sink unit with mixer taps and cupboards below. Integrated dishwasher, pull-out storage units, and recessed shelving. Electric oven with four-burner gas hob and extractor hood above, wall-mounted boiler, fitted breakfast bar, double radiator, natural Dijon limestone flooring, window to side aspect, and part-glazed door

leading to courtyard garden. Open-plan to kitchen, with natural Dijon limestone flooring, double-glazed windows to side aspect, double radiator, space for upright fridge freezer, and full-height double-glazed doors providing access to the rear garden.

FIRST FLOOR**LANDING**

with access to loft space with ladder, built in airing cupboard

BEDROOM 1

with double glazed windows to rear aspect overlooking the gardens, door to:

EN SUITE SHOWER ROOM

with tiled shower cubicle with fixed shower unit and hand held shower fitting, vanity unit with wash hand basin and storage beneath, low level wc, ceramic tiled flooring, wall mirror with light, heated towel rail, double glazed windows to side aspect

BEDROOM 2

with double radiator and sealed unit double glazed windows to rear aspect

BEDROOM 3

with fitted double wardrobes, dressing table unit to side, radiator and two double glazed windows to front with breathtaking and panoramic views over the River Cam.

FAMILY BATHROOM

Fitted with a white suite comprising bath with shower over and glazed screen, vanity unit with wash hand basin set into tiled worktop with cupboards below, natural Dijon limestone walls and flooring, wall mirror with lighting, heated towel rail, and frosted double-glazed window to side aspect.

OUTSIDE

The front garden is enclosed walled frontage with a variety of mature shrubs, gated access, and tiled pathway leading to the front entrance door.

To the side, tall gated access to side leading to an enclosed storage area suitable for bins and bicycles. Pathway continues to a secluded courtyard-style garden, predominantly paved with raised borders, climbing shrubs, and outside tap, opening through to the rear garden.

A particularly attractive and private landscaped garden, designed with ease of maintenance in mind. Comprising a paved terrace adjoining the property, well-stocked borders with mature shrubs and climbing plants, and a further section featuring a central pond with pebbled and paved areas to either side, and a feature wall with climbing planting. Garden storage shed and covered seating area with external lighting and timber supports and studio/office. A versatile space with natural wood-style flooring and sealed unit double-glazed windows overlooking the rear garden.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

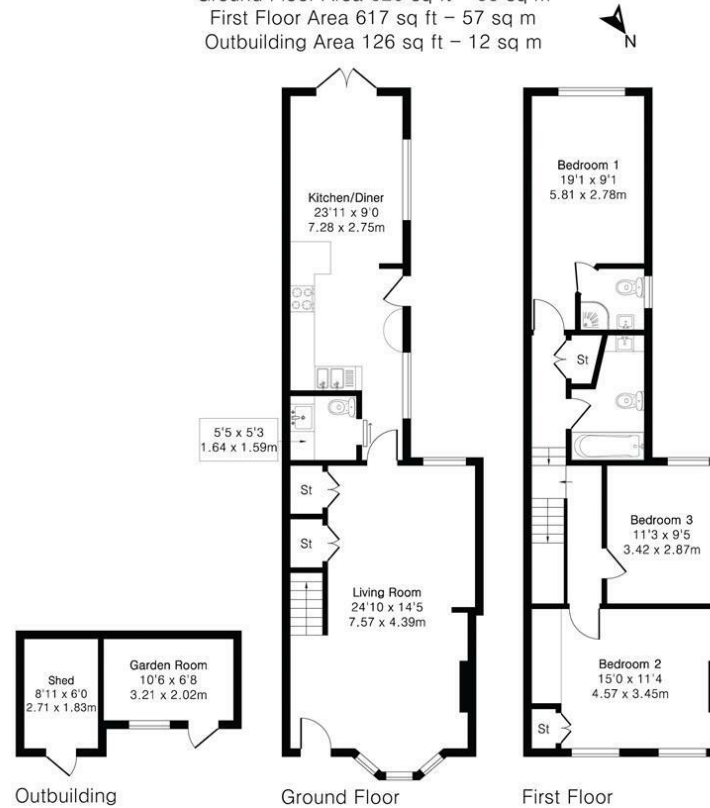


Guide Price £975,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Cambridge City Council



**Approximate Gross Internal Area 1237 sq ft - 115 sq m
(Excluding Outbuilding)**

Ground Floor Area 620 sq ft – 58 sq m
 First Floor Area 617 sq ft – 57 sq m
 Outbuilding Area 126 sq ft – 12 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.



[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.

