



Fitzwilliam Road, Cambridge, CB2 8BN

CHEFFINS

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Cambridge,
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An elegant and rarely available Victorian residence, prominently positioned on the highly sought after Fitzwilliam Road, offering beautifully proportioned accommodation arranged over three floors. Defined by its attractive bay fronted façade and wealth of retained period character, the property further benefits from a private rear garden and valuable off street parking, all within convenient reach of Cambridge city centre, the mainline railway station and an excellent range of local amenities.

The freehold interest is being offered for sale. The basement flat is held under a separate leasehold title and is not included within the sale, although the freehold interest relating to the basement flat forms part of the freehold title being transferred.

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Guide Price £1,000,000





LOCATION

An elegant and highly attractive Victorian residence, occupying a prominent position along the sought-after Fitzwilliam Road, renowned for its distinctive period architecture and convenient central location. Constructed in the classic Cambridge yellow brick, the property features a striking bay-fronted façade with arched detailing, reflecting the architectural style and symmetry typical of the era. The property offers well-balanced accommodation arranged over three floors, combining a sense of scale and proportion with the character expected of a home of this period. The overall presentation provides an excellent opportunity for a purchaser to enjoy the property in its current form, whilst also offering scope for further enhancement or reconfiguration, subject to requirements. Externally, the property benefits from a private rear garden, providing a valuable outdoor space within such a central setting, alongside a formal frontage which enhances the overall kerb appeal. Fitzwilliam Road is ideally positioned for access to Cambridge city centre, with a wide range of amenities close by including independent shops, cafés and restaurants, together with excellent schooling. Cambridge railway station is within easy reach, offering mainline services to London King's Cross and Liverpool Street, making the property particularly well suited to commuters.

FRONT ENTRANCE

Storm porch covering stone steps leading up to the panel-glazed front entrance door, opening through into:

ENTRANCE HALL

With moulded corning, picture light above the entrance door, built-in storage cupboards, secondary panel-glazed side entrance door and archway leading through to the staircase rising to the first-floor accommodation.

SITTING ROOM

Featuring moulded corning, picture rails, attractive stone open fireplace with marble surround, mantel and hearth, electric storage heater and decorative wood panelling surrounding the impressive bay window fitted with single-glazed sash windows and distinctive crescent-style upper panes.

DRAWING ROOM

With picture rails, fitted shelving and cupboards within the recesses of the chimney breast, sash window overlooking the rear aspect and panel-glazed door leading through into:

KITCHENETTE

Comprising a collection of wall and base-mounted storage cupboards and drawers with stainless steel sink incorporating cold tap, separate wall-mounted boiling water tap, tiled splashbacks and drainer to the side. Space and plumbing for washer/dryer, further space for fridge/freezer, wood-effect flooring, extractor fan, window and panel-glazed door leading out onto the garden.

INNER HALLWAY

Accessed from the drawing room with lighting and panel-glazed door leading through into:

SHOWER ROOM

Comprising a three-piece suite with open shower area fitted with wall-mounted electric shower, low-level WC with hand flush, hand wash basin with cold tap, tiled splashbacks, wall-mounted boiling water tap, electric radiator, wall-mounted lighting and window to the side aspect.

SPLIT LEVEL STAIRCASE

rising to the first-floor accommodation with a recessed room fitted with shelving, accessed via a panel-glazed door, together with sash window overlooking the rear aspect.

FIRST FLOOR

LANDING

Split-level landing with built-in storage cupboard and staircase rising to the second-floor accommodation. Panel-glazed door leading through into the first-floor accommodation.

INNER HALLWAY

With doors leading through into the respective rooms.

BEDROOM THREE

With built-in wardrobes fitted within the recesses of the chimney breast, electric storage heater and sash window overlooking the rear aspect.

FIRST FLOOR SITTING ROOM

Featuring an open fireplace with wooden mantel and stone hearth, fitted shelving within the recesses of the chimney breast, moulded corning, picture rails, electric storage heater and decorative wood panelling surrounding the attractive bay window with sash windows and distinctive crescent-style upper panes.

KITCHENETTE

Comprising a collection of both wall and base-mounted storage cupboards and drawers with stone-effect roll-top work surfaces, inset sink with hot and cold mixer tap, integrated four-ring electric hob with tiled splashback, integrated under-counter fridge/freezer space, coved ceiling and sash window with crescent-style upper pane overlooking the front aspect.

BATHROOM

Comprising a three-piece suite with panel bath fitted with separate hot and cold taps and tiled surround, low-level WC with concealed dual flush, hand wash basin with separate hot and cold taps, wall-mounted heater and window fitted with privacy glass overlooking the side aspect.

SECOND FLOOR

Split-level staircase rising to the second floor, also providing access to:

UTILITY ROOM

With space and plumbing for washer/dryer, additional space for fridge, windows with privacy glass to either aspect and exposed timber flooring.

LANDING

With wall-mounted lighting, window to the side aspect and panel-glazed door leading through into the accommodation.

INNER HALLWAY

With doors leading through into the respective rooms.

BEDROOM ONE

Featuring cast iron fireplace with tiled surround, wooden mantel and stone hearth, exposed timber flooring, impressive ornate bay window with crescent-style upper panes and single-glazed sash windows below, electric storage heater and door leading through into:

KITCHENETTE

Comprising a collection of both wall and base-mounted storage cupboards and drawers, stainless steel sink with separate hot and cold taps, drainer to the side, tiled splashbacks, space for fridge/freezer, tiled-effect flooring, lighting and sash window overlooking the front aspect with crescent-style upper panes.

BEDROOM TWO

With loft access, built-in wardrobes fitted within the recesses of the chimney breast, electric storage heater and window overlooking the rear aspect.

FAMILY BATHROOM

Comprising a three-piece suite with panel bath and separate gold-effect bath taps with tiled surround, low-level WC with hand flush, hand wash basin with separate gold-effect taps, downlighting, tiled-effect flooring and window with privacy glass to the side aspect.

OUTSIDE

To the front of the property, the home is approached off Fitzwilliam Road via a dropped kerb leading onto a gravel driveway, with an adjacent paved pathway providing access to the main front entrance door and continuing round to the side access. The front garden is well stocked with a variety of mature shrubs and flowering plants, together with a further paved pathway leading to the basement flat, which is held under a separate leasehold title.

To the side of the property are concrete steps rising to the side entrance door, with a further concrete pathway enclosed via brick walling leading through to the rear garden.

The rear garden is principally laid to lawn with a small paved patio area positioned directly off the ground floor kitchenette, providing an ideal space for outdoor seating and entertaining. The garden is enclosed by brick walling to one side and timber fencing to the other, with a paved pathway running down the left-hand side and bordered by well-stocked flower beds. To the very rear of the garden is a pond, complemented by a mature tree providing a pleasant shaded backdrop.

The basement flat benefits from steps providing access up into the garden, however it does not hold any rights of use over the garden space itself.

AGENTS NOTE

Prospective purchasers should note that the sale comprises the freehold interest of the entire four storey building together with the leasehold interest of the ground, first and second floor accommodation. The basement flat is held under a separate leasehold title and is not included within the sale, although the freehold interest relating to the basement flat forms part of the freehold title being transferred.



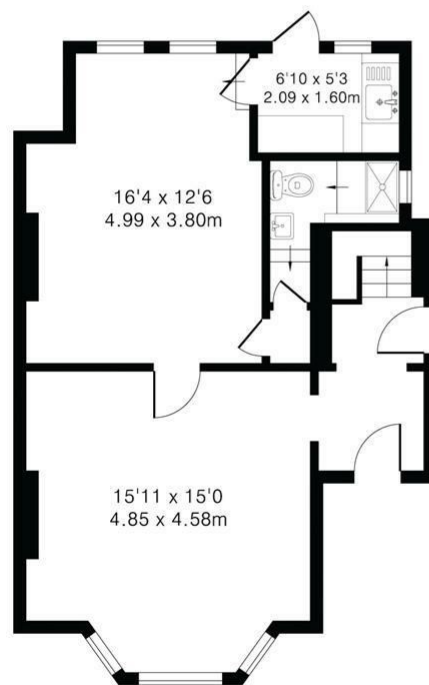


Approximate Gross Internal Area 1695 sq ft - 158 sq m

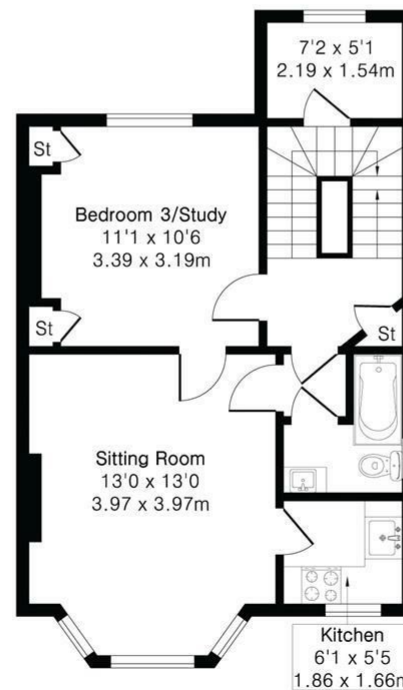
Ground Floor Area 579 sq ft – 54 sq m

First Floor Area 558 sq ft – 52 sq m

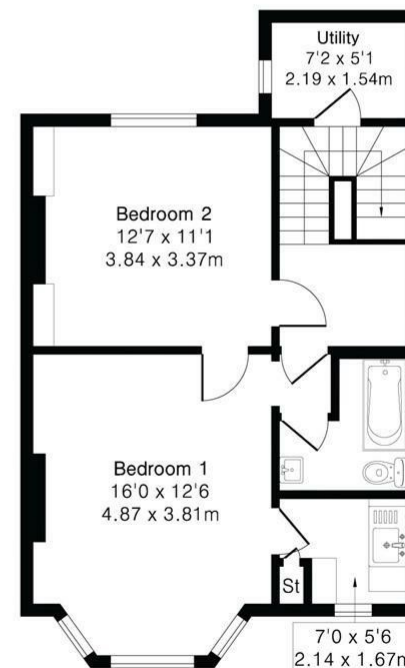
Second Floor Area 558 sq ft – 52 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
23	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £1,000,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

[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.