



River Lane, Cambridge, CB5 8HP

CHEFFINS

River Lane

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- Victorian End Of Terrace
- Two Bedrooms
- Open Plan Living/Dining Room
- Two Bathrooms
- Lengthy Rear Garden
- Chain Free
- Close Proximity To The River Cam

A well-proportioned end-of-terrace Victorian home, offering considerable potential and in need of sympathetic updating and improvement. The property features a generous rear garden and is situated on this highly sought-after residential street, within close proximity to the River Cam. Offered with no onward chain.



Guide Price £400,000





LOCATION

River Lane occupies a highly desirable location in the heart of Cambridge, just a short walk from the River Cam and the scenic towpaths that offer a tranquil setting for walking and cycling. The property is well placed for access to the city centre, with its excellent range of shops, cafés, restaurants and cultural amenities all within easy reach. Cambridge railway station is nearby, providing fast and regular services to London King's Cross and Liverpool Street, making the area particularly convenient for commuters. The surrounding streets are quiet and residential, combining a strong sense of community with superb connectivity, making this a highly sought-after and central Cambridge location.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

with tiled flooring, panelled glazed door leading through into:

LIVING/DINING ROOM

with cast iron fireplace with tiled surround, wooden mantel and tiled hearth, range of fitted cupboards and shelving, stairs rising to the first floor accommodation, radiators, windows to side and rear aspect, panelled glazed door leading into:

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side with tiled splashback, space for cooker with tiled splashback and extractor hood above, space and plumbing for dishwasher, washing machine and further fridge/freezer, tiled flooring, lighting, radiator, extractor fan, double glazed window to side aspect.

REAR ENTRANCE LOBBY

with tiled flooring, wood panelling, windows and panelled doors leading out onto rear and side aspects, door leading through into:

SHOWER ROOM

comprising of a three piece suite with shower cubicle

with tiled surround and wall mounted shower, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail, wall mounted electric heater, tiled flooring, light, extractor fan.

WORKSHOP

led off the rear lobby with wood effect flooring, wood panelling with windows to side aspect.

ON THE FIRST FLOOR

LANDING

with loft access, doors leading into respective rooms.

BEDROOM 1

with radiator, single glazed window to front aspect.

BEDROOM 2

with radiator, single glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, separate hot and cold bath taps, glazed shower partition, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, cupboard housing wall mounted gas fired boiler providing hot water and heating for the property, tile effect flooring, radiator, wall mounted light with shaver point, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off River Lane by a wrought iron gate and enclosed by low level brick wall with further wrought iron railings and is principally paved.

To the rear of the property is a lengthy garden principally paved with this pathway extending down the entire length of the garden and there are a number of mature trees and shrubs around the garden with timber storage shed to the very rear and an access gate adjacent.





Approximate Gross Internal Area 944 sq ft - 88 sq m

Ground Floor Area 608 sq ft – 57 sq m

First Floor Area 336 sq ft – 31 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £400,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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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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