



High Street, Cambridge, CB4 1NX

Guide Price £375,000

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | London

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CHEFFINS

- Victorian End Of Terraced Residence
- Two Bedrooms
- Two Receptions
- Cloakroom
- First Floor Bathroom

A charming end-of-terrace Victorian home requiring some light sympathetic improvement and modernisation, benefiting from a generous 118ft rear garden. The property occupies a prominent position along this traditional high street in the sought-after and well-connected area of East Chesterton, offering easy access to a wealth of local amenities, the Chisholm Trail, Cambridge North station, and other major commuter links. Offered for sale with no onward chain.

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

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Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 679 sq ft - 63 sq m

Ground Floor Area 352 sq ft - 33 sq m

First Floor Area 327 sq ft - 30 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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Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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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