



Petersham House, Pemberton Terrace, Cambridge, CB2 1JA

CHEFFINS

Pemberton Terrace

Cambridge,
CB2 1JA

A fine example of a late Victorian townhouse with spacious accommodation extending to about 2183 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 and garage.

4 2 3

Guide Price £1,500,000





STONE STEPS RISING TO PANELLED ENTRANCE DOOR

with leaded and coloured glass pane with glazed picture lights above.

RECEPTION HALLWAY

with staircase to upper and lower floors, tall ceilings with moulded cornicing, radiators, exposed and sealed floorboards, decorative newel post, natural timber handrails and painted spindles. panelled and glazed door with adjoining windows leading out to the rear garden.

DRAWING ROOM

tall ceilings, decorative moulded cornicing, picture rail, moulded archway, feature fireplace with marble hearth and surround, tiled hearth fitted with gas real flame effect fire, fitted adjustable bookshelving to chimney breast recess, exposed and sealed floorboards, sash bay window to the front and sash windows to the side and a pair of radiators.

SITTING ROOM

moulded cornicing, decorative moulded archway, picture rail, double panelled radiator, exposed and sealed floorboards, sash windows to the side and rear. Staircase leading to:

GROUND FLOOR

with understairs shelved pantry cupboard and additional storage cupboard, tiled floor, window to the rear.

DINING/FAMILY ROOM

wall lights, open fireplace, fitted original cupboards to chimney breast recesses, wooden flooring, radiator, sash windows to the front and side.

KITCHEN/BREAKFAST ROOM

one and a half bowl enamel sink unit with mixer tap, storage

cupboards, island with granite top, freestanding cooking range, tiled floor, double panelled radiator, sash windows to the side and rear, glazed door with steps rising to garden.

UTILITY/BOOT ROOM

plumbing and space for automatic washing machine, fitted stone shelves, coat hooks, tiled floor.

ON THE SECOND FLOOR**LANDING**

staircase rising to upper floor, natural timber newel post, handrails and painted spindles, exposed and sealed floorboards, tall ceilings, coving, radiator, high level window to the rear.

BEDROOM 1

feature fireplace (currently sealed), wooden mantel and surround, fitted cupboards to chimney breast recesses, further fitted wardrobe cupboards, tall ceilings with moulded cornicing, exposed and sealed floorboards, radiator, sash window to the side and twin casement window to the front.

BATHROOM

fitted with white suite comprising a pair of wash hand basins, low level w.c. and tiled panelled bath with mixer/shower tap, exposed and sealed floorboards, radiator, tall ceilings with moulded cornicing, sash window to the side.

BEDROOM 2

tall ceilings with moulded cornicing, picture rail, wash hand basin with tiled surrounds, fitted wardrobe cupboard, exposed and sealed floorboards, radiator, sash window to the side.

SEPARATE TOILET

with low level w.c., and wash hand basin, wooden flooring, casement window to the rear.

ON THE THIRD FLOOR**LANDING**

with exposed and sealed floorboards, casement window to the rear, access to loft space, built-in cupboard with shelving.

BEDROOM 3

tall ceilings, exposed and sealed floorboards, radiator, sash windows to the front and side.

BEDROOM 4

Victorian cast iron fireplace, tall ceilings, radiator, exposed and sealed floorboards, sash window to the side.

BATHROOM

tall ceilings, access to loft space, fitted with white suite comprising tiled panelled bath, shower above with glazed shower screen, low level w.c., bidet and wash hand basin with tiled surround and storage cupboard below, cupboard housing Ideal Mexico gas fired boiler, insulated hot water tank and slatted shelving, exposed and sealed floorboards, radiator, sash window to the side.

OUTSIDE

Rear garden of good size, paved terrace with pergola above, well stocked flowering and shrub beds with gated pedestrian access and GARAGE to the rear, casement window, power and light connected, personal door to side, door to front.



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	

Guide Price £1,500,000

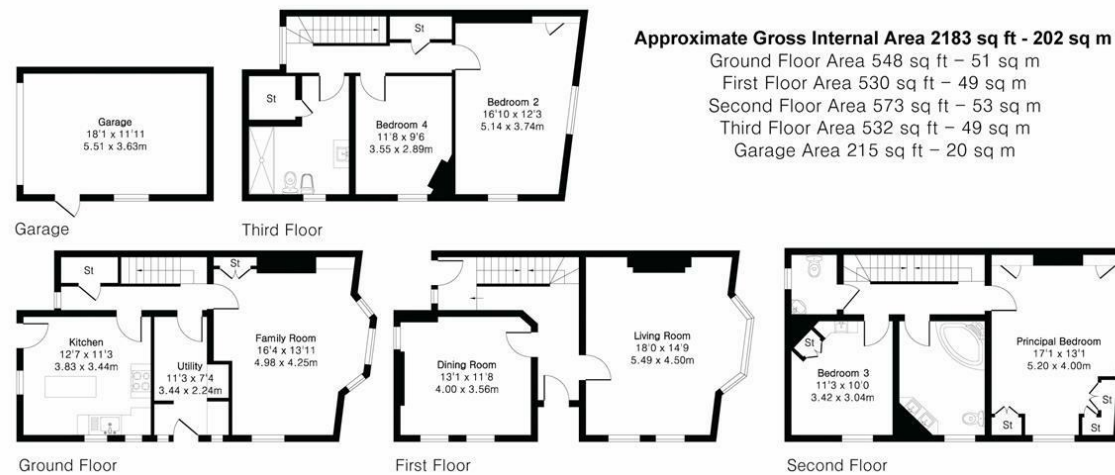
Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge City Council







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.

