

Herbert Street, Cambridge, CB4 1AQ

CHEFFINS

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Guide Price £500,000



- Rare Detached Cambridge Home
- Two Bedroom Accommodation
- Requiring Significant Improvement And Updating
- Excellent Opportunity To Modernise And Extend Subject To Consent
- Private Rear Garden With Side Access
- Character Features Including Sash Windows And Fireplaces
- Convenient Access To City Centre And Cambridge Station
- Chain Free

A rare opportunity to acquire a detached period property within this highly sought after central Cambridge location, the property was formerly a single house which was subsequently converted into two apartments, and that it now offers the opportunity to return it to a substantial family home and offers substantial scope for improvement, modernisation and potential enlargement, subject to the necessary consents. Occupying a detached plot along Herbert Street, the property retains attractive period features including sash windows and original fireplaces, whilst providing private rear garden, side access and exceptionally exciting potential, with detached homes of this nature and position becoming increasingly difficult to find within such close proximity to Cambridge city centre and its surrounding amenities.









LOCATION

Herbert Street is a well regarded residential road positioned off Chesterton Road and Milton Road within this convenient and increasingly popular north Cambridge location. The area provides an excellent range of nearby amenities including independent cafés, restaurants, public houses, supermarkets and everyday shopping facilities, together with pleasant riverside walks and green spaces close by. The property is particularly well placed for access to Cambridge city centre, Cambridge North Station, the Science and Business Parks, together with the A14 and M11 commuter routes. Cambridge Station, Addenbrooke's Hospital and the Biomedical Campus are also readily accessible. Cambridge itself offers an exceptional combination of historic architecture, world renowned academic institutions and thriving technology and biomedical sectors, continuing to make it one of the country's most desirable residential locations.

ENTRANCE HALL
Painted timber panelled entrance door with picture light above leading through into the entrance hall, with stairs rising to the first-floor accommodation and doors leading through into the respective rooms.

SITTING ROOM
With picture rails, electric storage heater, feature gas fireplace with tiled surround and hearth, together with sash bay window to front aspect.

DINING ROOM
With tiled flooring, under-stairs storage cupboard, electric radiator, boarded fireplace with painted timber mantel and tiled hearth, picture rails, sash window to rear aspect and further built-in storage cupboard. Opening through into:

KITCHEN
Fitted with timber work surface incorporating sink with separate hot and cold taps and drainer to side, with storage cupboard and sliding doors beneath. Space and plumbing for white goods together with space for gas cooker. Wall-mounted Vaillant gas-fired combination boiler providing heating and hot water for the property. Continuation of the tiled flooring from the dining room, further storage cupboard, double-glazed window to side aspect and door leading through into:

REAR ENTRANCE LOBBY
With tiled flooring, panel-glazed door leading out onto the rear garden and door through into:

GROUND FLOOR BATHROOM
Comprising a three-piece suite with panelled bath with separate hot and cold bath taps and tiled splashback, low-level WC with hand flush and wash hand basin with separate hot and cold taps and tiled splashback. Tiled flooring and double-glazed privacy window to rear aspect.

FIRST FLOOR ACCOMMODATION

LANDING
With storage cupboard, loft access and doors leading through into the respective rooms.

FIRST FLOOR KITCHEN
Which would become the third bedroom, comprising a collection of base-mounted storage cupboards and drawers together with full-height storage cupboard. Stainless steel sink with separate hot and cold taps and drainer to either side, space for cooker, tiled splashbacks, timber panelling, further storage cupboard, tiled flooring and double-glazed window to side aspect. Opening through into:

SHOWER ROOM
Fitted with wall-mounted electric power shower with tiled surrounds and double-glazed privacy window to rear aspect, with door leading through into:

WC
Comprising low-level WC with hand flush and wash hand basin with separate hot and cold taps.

BEDROOM ONE
With wall-mounted electric storage heater and sash window to front aspect, opening through into:

BEDROOM TWO
With electric storage heater and sash window to rear aspect.

OUTSIDE
FRONT

The property is approached off Herbert Street via pedestrian pathway leading onto a paved frontage enclosed by low-level brick walling and attractive bay-fronted façade.

REAR GARDEN

To the rear, the property benefits from a private garden principally laid to lawn, with paved pathway extending across the rear of the property and leading onto a further patio area. The garden further benefits from a timber storage shed together with a variety of mature shrubs and trees and is enclosed by a mixture of timber fencing and brick walling. A side access gate leads back through to the front of the property.

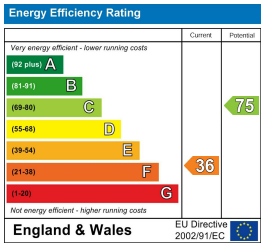












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Tenure - Freehold

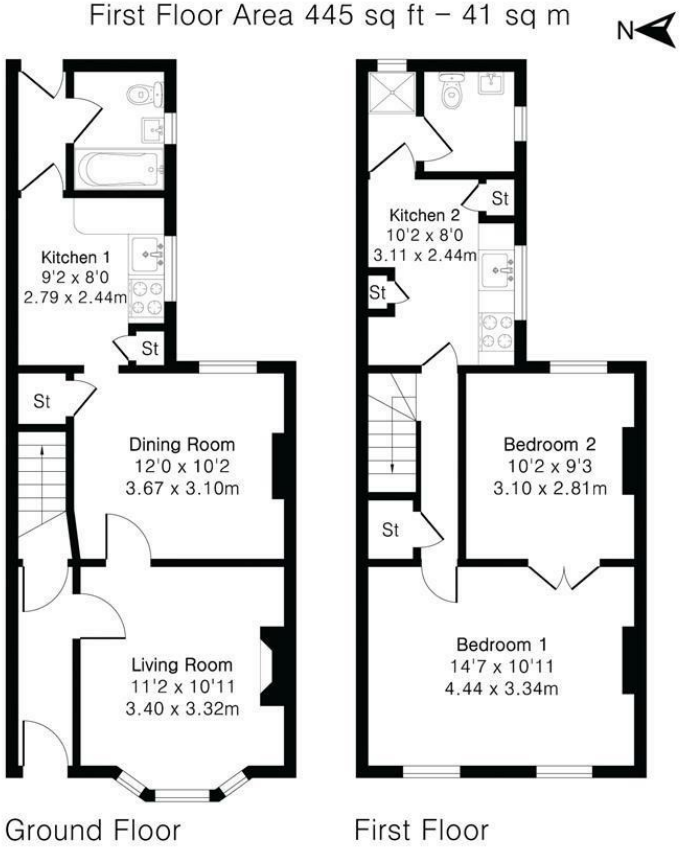
Council Tax Band - B

Local Authority - Cambridge City Council

Approximate Gross Internal Area 897 sq ft - 83 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 445 sq ft – 41 sq m



PINK PLAN

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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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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