



Hardwick Street, Cambridge, CB3 9JA



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A well proportioned bay fronted Victorian terraced home with accommodation over three floors, as well as detached studio with ensuite. Located within the heart of this well served district of the city close to Lammas Land and Grantchester Meadows with easy access to the city centre.

4 2 2

Guide Price £800,000





LOCATION

Hardwick Street is located just a short walk from the city centre and the University of Cambridge's main colleges. There is good local primary and secondary schooling and residents enjoy the convenience of nearby shops, cafes, restaurants, pubs and green spaces such as Lammas Land, Grantchester Meadows and the River Cam. Excellent transport links, including regular bus services, walking and cycle routes to the station, and five minutes by car to the M11.

TIMBER PANELLED ENTRANCE DOOR

with leaded and coloured glass panes with leaded and coloured glass picture light above leading into:

ENTRANCE HALL

moulded cornicing, picture rail, panelled and glazed internal door through to:

HALLWAY

decorative moulded archway, staircase rising to the first floor with painted timber handrail, newel post and spindles.

LIVING ROOM

moulded cornicing, picture rail, Victorian cast iron fireplace with decorative tiled slips, tiled hearth, marble mantel and surround, exposed and sealed floorboards, window seat, shelving to chimney breast recesses, bay sash window to the front, radiator, square arch through to:

DINING ROOM

with staircase to first floor, understairs storage cupboard, exposed and sealed floorboards, chimney breast with tiled hearth, fitted shelving to chimney breast recesses, double panelled radiator, sash window to the rear.

CLOAKROOM

fitted understairs, low level dual flush w.c., radiator, wash hand basin, downlighter, extractor fan.

KITCHEN/BREAKFAST ROOM

wooden working surfaces with Franke single drainer stainless steel sink unit with mixer tap, storage cupboard, Bosch electric oven, 4 ring gas hob, plumbing and space for dishwasher, plumbing and space for refrigerator, dresser

style cupboard with shelving, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, stone tiled floor, radiator, sash window to the side, casement window to the side and rear and double glazed twin doors leading out to the garden.

ON THE FIRST FLOOR

LANDING

with staircase rising to the second floor with natural timber painted newel post and spindles.

BEDROOM 1

Victorian cast iron fireplace, fitted cupboard to chimney breast recess, wall shelving, double panelled radiator, and a pair of sash windows to the front.

BEDROOM 2

Victorian cast iron fireplace, fitted cupboard to chimney breast recess, picture rail, radiator, sash window to the rear.

BATHROOM

white three piece suite comprising low level w.c., wash hand basin, panelled bath with mixer/shower tap.

BEDROOM 4

with radiator, fitted shelving, secondary double glazed sash window to the rear.

ON THE SECOND FLOOR

LANDING

double glazed window to the rear and window to the rear.

BEDROOM 3

eaves storage cupboards, exposed and sealed floorboards, double panelled radiator, double glazed Velux rooflight, double glazed windows to the rear with balcony.

OUTSIDE

Small front garden with hedgerow and pathway to front door.

Rear and side garden principally paved enclosed by fencing. To the rear of the garden is a DETACHED STUDIO with weatherboarded elevations underneath a pitched tiled roof.

STUDIO

with feature vaulted ceiling, double glazed door, double glazed windows and sash window, power and light, plumbing and space for automatic washing machine and wall mounted storage cupboard.

SHOWER ROOM

tiled shower cubicle with Triton electric shower unit, wash hand basin and low level w.c., plug in electric wall heater, leaded and coloured glass window to the rear.

WORKSHOP

fitted work bench, shelving, vaulted ceiling, timber braced door with window above leading out to the rear passageway.







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		80	69
EU Directive 2002/91/EC			

Guide Price £800,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1128 sq ft - 105 sq m (Excluding Outbuilding)

Ground Floor Area 462 sq ft - 43 sq m

First Floor Area 451 sq ft - 42 sq m

Second Floor Area 215 sq ft - 20 sq m

Outbuilding Area 188 sq ft - 17 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.

CHEFFINS

[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.