



Union Lane, Cambridge, CB4 1PX

**CHEFFINS**

## Union Lane

Cambridge,  
CB4 1PX

An established mid-terraced home requiring sympathetic improvement and modernisation throughout, benefiting from a private and generously sized rear garden together with off-road parking. The property is quietly positioned on a peaceful residential street, offering easy access to the city centre, the River Cam, and major commuter routes. Offered for sale with no onward chain.

### LOCATION

Situated in the heart of Chesterton, Union Lane forms part of one of Cambridge's most sought-after residential districts. Once a distinct riverside parish, Chesterton has evolved into a vibrant and desirable community that retains much of its traditional charm and character. The area's tree-lined streets, period architecture, and proximity to the River Cam give it a timeless appeal, while its excellent transport links and local amenities make it ideal for modern living. Union Lane itself enjoys a quiet yet convenient setting, perfectly positioned between Milton Road and Chesterton Road, providing easy access to the city centre, Cambridge Science Park, and Cambridge North railway station. Residents are within walking distance of a range of local shops, cafés, and services, as well as open green spaces such as Stourbridge Common, offering scenic riverside walks and cycle routes leading directly into central Cambridge. The area also benefits from an excellent choice of schools, both state and independent, along with nearby leisure and fitness facilities. For dining, residents can enjoy everything from traditional pubs and riverside inns to acclaimed fine-dining restaurants such as Midsummer House and Restaurant Twenty-Two.

3 1 1

Guide Price £400,000





## STORM PORCH

covering panelled glazed entrance door leading into:

## ENTRANCE HALL

with stairs rising to first floor accommodation with open understairs storage cupboard, lighting, radiator, panelled doors leading into respective rooms.

## SITTING ROOM

with picture rails, wall mounted gas heater, radiators, double glazed windows overlooking garden.

## KITCHEN

comprising a collection of base mounted storage cupboards and drawers with stone effect work surface with stainless steel sink with separate hot and cold taps, drainer to side, space for cooker and fridge/freezer, space and plumbing for washer/dryer, lighting, radiator, double glazed windows to front aspect.

## REAR ENTRANCE LOBBY

with panelled doors providing access into storage cupboard, panelled door leading out onto garden and door leading through into:

## WC

comprising low level w.c., with hand flush.

## ON THE FIRST FLOOR

## LANDING

with loft access and doors leading into respective rooms.

## PRINCIPAL BEDROOM

with picture rails, built-in wardrobes, cast iron fireplace with painted wooden mantel and surround, radiator, double glazed window overlooking garden.

## BEDROOM 2

with picture rails, feature fireplace, radiator, double glazed windows to front aspect.

## BEDROOM 3

with radiator, picture rails, double glazed windows to front aspect.

## SHOWER ROOM

comprising of a three piece suite with corner shower cubicle with wall mounted shower head and accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, radiator, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

## OUTSIDE

To the front the property is approached off Union Lane via a dropped kerb leading onto an enclosed block paved driveway. The driveway itself is enclosed by timber fencing and surrounding this area is a number of mature shrubs and plants.

To the rear of the property is a lengthy rear garden with initial paved patio area leading directly off the rear part of the property with handrails leading down to the rear part of the garden which is somewhat overgrown currently but holds a handful of mature shrubs and trees with a rear access gate at the very back of the garden.

## AGENTS NOTE

The vendor of this property is associated with an employee of Cheffins.





| Energy Efficiency Rating                    |         |           |  |
|---------------------------------------------|---------|-----------|--|
|                                             | Current | Potential |  |
| Very energy efficient - lower running costs |         |           |  |
| (92-plus) A                                 |         | 82        |  |
| (81-91) B                                   |         |           |  |
| (69-80) C                                   |         | 56        |  |
| (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 £400,000

Tenure – Freehold

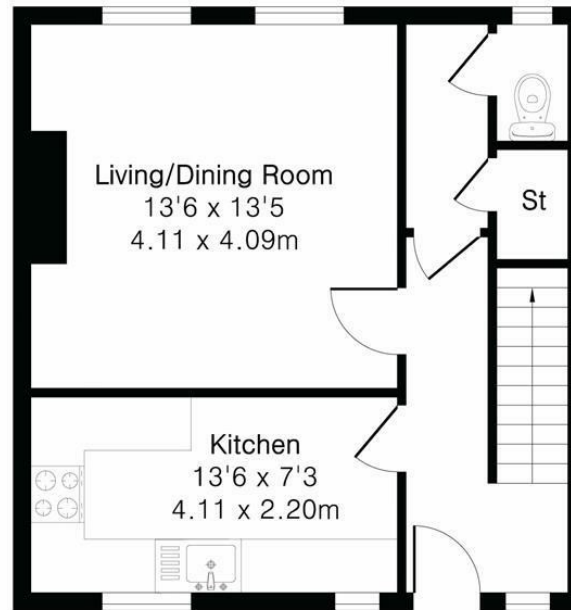
Council Tax Band – C

Local Authority – Cambridge City Council

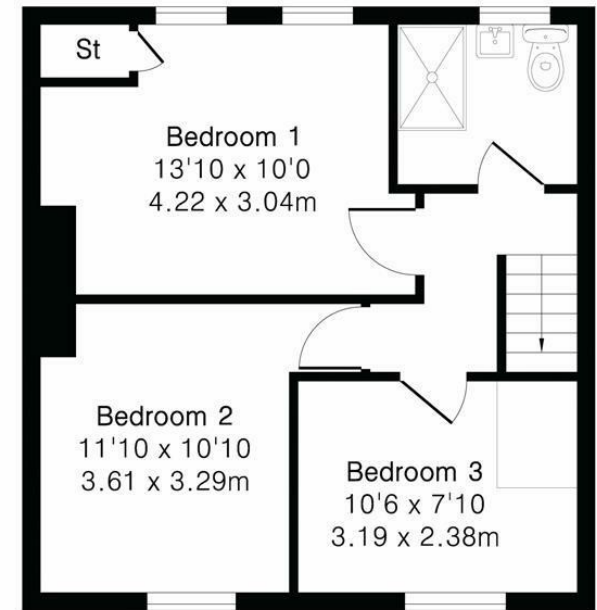
**Approximate Gross Internal Area 830 sq ft - 78 sq m**

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 415 sq ft – 39 sq m



Ground Floor



First Floor



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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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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