

Hardwick Street, Cambridge, CB3 9JA

CHEFFINS

CHEFFINS

Hardwick Street

Cambridge,
CB3 9JA

4 2 2

Guide Price £1,000,000



A fine example of an early Victorian four-storey townhouse that has been recently renovated by the current owners, the accommodation extends to approximately 1800 square feet. The property benefits from a large open-plan lower ground floor kitchen and dining room as well 2 further reception rooms with 4 bedrooms, a bathroom, a shower room and a separate utility. The private and enclosed garden includes bike storage and has rear access. All set within the heart of the thriving Newnham district of the city, boasting a wide range of amenities including shops, cafes, school, church as well as access to Paradise Island, Lammas Land and Grantchester Meadows.









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 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.

COVERED PORCH
with steps leading to:

FOUR PANELLED WOODEN AND GLAZED DOOR
with fanlight leading into:

ENTRANCE HALLWAY
with Karndean floors, high ceilings, archway, stairs leading to upper and lower floors, double panelled radiator.

LIVING ROOM
with high ceilings, sash windows overlooking Hardwick Street, feature fireplace with wood burning stove, pair of radiators.

FAMILY/DINING ROOM
with chimney breast recesses with fitted shelving and cupboard, sash windows overlooking garden, radiator, half staircase down to rear entrance porch, timber and panelled door through to:

REAR ENTRANCE HALLWAY
with cupboard with fitted rail for coats and wooden and glazed door out to garden:

SHOWER ROOM
fitted with low level w.c., wall mounted wash hand basin and cabinets, wall mounted fitted cabinets, drencher shower with hand held rose, glazed door, tiled walls, wooden flooring.

LOWER GROUND FLOORHALLWAY
with understairs cupboard.

KITCHEN/DINING ROOM
Kitchen with range of floor and wall fitted drawers and cupboards with granite worktop, Bosch 5 ring gas hob with extractor fan above, fitted Bosch double oven, fitted integrated dishwasher, wine cabinet, LED ceiling downlighters, wooden flooring throughout lower ground floor, frosted double glazed windows to front.

Dining Area with high level window into garden, wooden flooring, radiator, chimney breast recesses with space for cabinetry and shelving.

UTILITY
with space and plumbing for washing machine and dryer, space for fridge/freezer, cupboard housing pressurised hot water cylinder, cabinetry with wooden worktop and stainless steel sink with hot and cold mixer tap.

ON THE FIRST FLOOR

LANDING
with stairs rising to second floor, radiator.

BEDROOM 2
sash windows to front, radiator.

BEDROOM 3
chimney breast recess for shelving and cupboards, sash window to rear, radiator.

BEDROOM 4
sash windows to front, radiator.

FAMILY BATHROOM
with three piece suite consisting of low level w.c., wash hand basin fitted into cabinetry, cabinets to eye level, bath with hot and cold mixer tap, hand held shower rose, fitted towel rail, part tiled walls, double glazed windows to rear.

ON THE SECOND FLOOR

BEDROOM 1
with casement windows to front, fitted cupboards, radiator, inset ceiling downlighters.

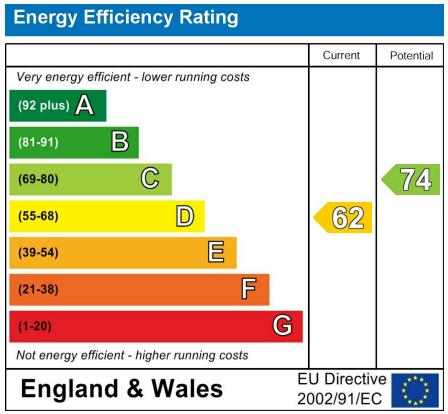
OUTSIDE
The rear garden is enclosed by brick walling with paved pathway to rear, gravelled patio with bike storage and bin store, garden store, rear access onto shared passageway.

















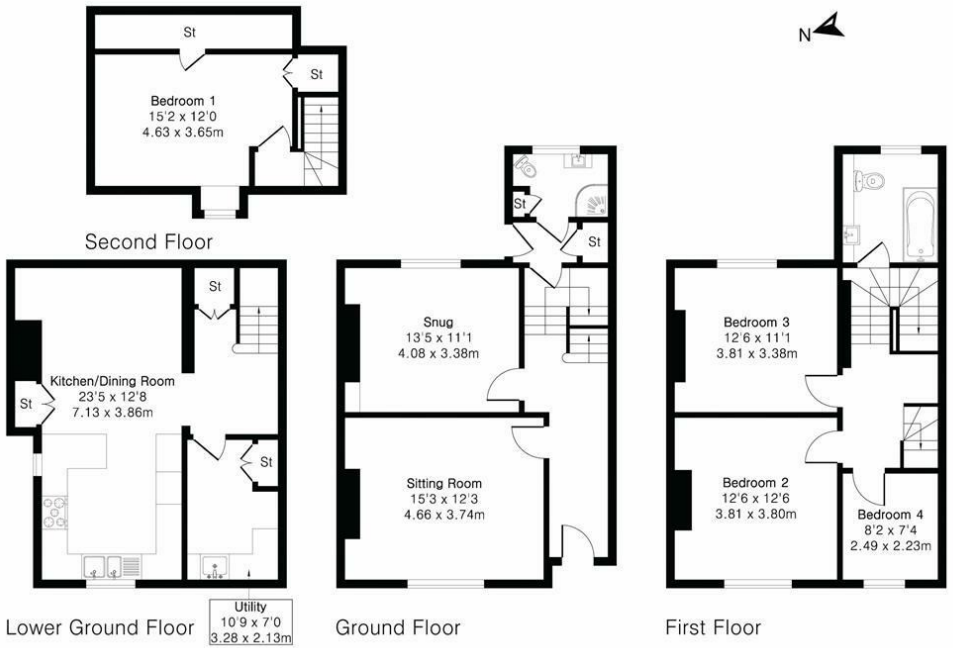
Guide Price £1,000,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Cambridge City Council

CHEFFINS

CHEFFINS

Approximate Gross Internal Area 1794 sq ft - 166 sq m

Lower Ground Floor Area 461 sq ft – 43 sq m
Ground Floor Area 541 sq ft – 50 sq m
First Floor Area 550 sq ft – 51 sq m
Second Floor Area 242 sq ft – 22 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.

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.

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.

CHEFFINS