



St. Bedes Crescent, Cambridge, CB1 3TZ

**CHEFFINS**



## St. Bedes Crescent

Cambridge,  
CB1 3TZ

A cleverly extended semi-detached residence, offering well proportioned accommodation across two floors, benefitting from a low maintenance rear garden as well as detached garage, all situated in this quiet and established residential development, just south of Cambridge Station and an ease of access to a wealth of local amenities. Offered with no onward chain.

### LOCATION

St. Bede's Crescent is a well-regarded residential address located on the south-east side of Cambridge, ideally positioned just over a mile from the historic city centre and within easy reach of the railway station and Addenbrooke's Biomedical Campus. The area is particularly popular with families and professionals alike, offering convenient access to an excellent range of local amenities, green open spaces, and highly regarded schools, including St. Bede's Inter-Church School, The Perse, and Coleridge Community College. Nearby Mill Road offers a vibrant mix of independent shops, cafés, and restaurants, while local parks and riverside walks provide a welcome escape from city life. With strong transport links—including regular bus services, cycle routes, and quick access to Cambridge station with direct services to London—St. Bede's Crescent combines the benefits of a peaceful, established neighbourhood with excellent connectivity to the city and beyond.

2 1 2

Guide Price £425,000







## PANELLED GLAZED ENTRANCE DOOR

leading through into:

## ENTRANCE HALL

with wood effect flooring, radiator, stairs rising to first floor accommodation, doors leading into respective rooms.

## LIVING ROOM

wood effect flooring, electric fireplace with wooden surround, radiator, double glazed windows to front aspect.

## OPEN PLAN KITCHEN/DINING ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, space for cooker with tiled splashback and concealed extractor hood above, space for fridge/freezer, space and plumbing for dishwasher, wood effect flooring, radiator, door leading to understairs storage cupboard with fitted shelving and space and plumbing for washer/dryer, double glazed windows to both front and side aspect, panelled glazed door leading through into:

## REAR ENTRANCE LOBBY

tiled flooring, panelled glazed door leading out onto garden, opening through into:

## SITTING ROOM

with coved ceiling, radiator, set of double glazed windows overlooking garden.

## CLOAKROOM

comprising a two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled flooring, coved ceiling, radiator, double glazed window out onto rear aspect.

## ON THE FIRST FLOOR

## LANDING

with loft access, doors leading into respective rooms.

## BEDROOM 1

with radiator, double glazed windows to both front and side aspects.

## BEDROOM 2

with overstairs storage cupboard, radiator, double glazed windows to side aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath, panelled bath with hot and cold mixer bath tap, wall mounted shower head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, heated towel rail, double glazed window fitted with privacy glass out onto side aspect.

## OUTSIDE

To the front the property is approached off St Bedes Crescent via a dropped kerb leading onto a concrete driveway providing parking in front of the garage. The remainder of the front garden is stocked full of flowering plants and mature shrubs with a paved pathway leading to the front entrance door.

To the rear of the property is a private and low maintenance garden principally laid to lawn with a paved pathway hugging the property providing access around the garden space. The lawned area is bordered via well stocked bedding full of flowering plants and shrubs. The paved pathway extends round to a further potting area, timber side access gate leading round to the front driveway as well as a panelled glazed door leading through into GARAGE a lengthy garage which can also be accessed via the up and over door to the front and fitted with power and lighting with window to side aspect.





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	69	79
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – C

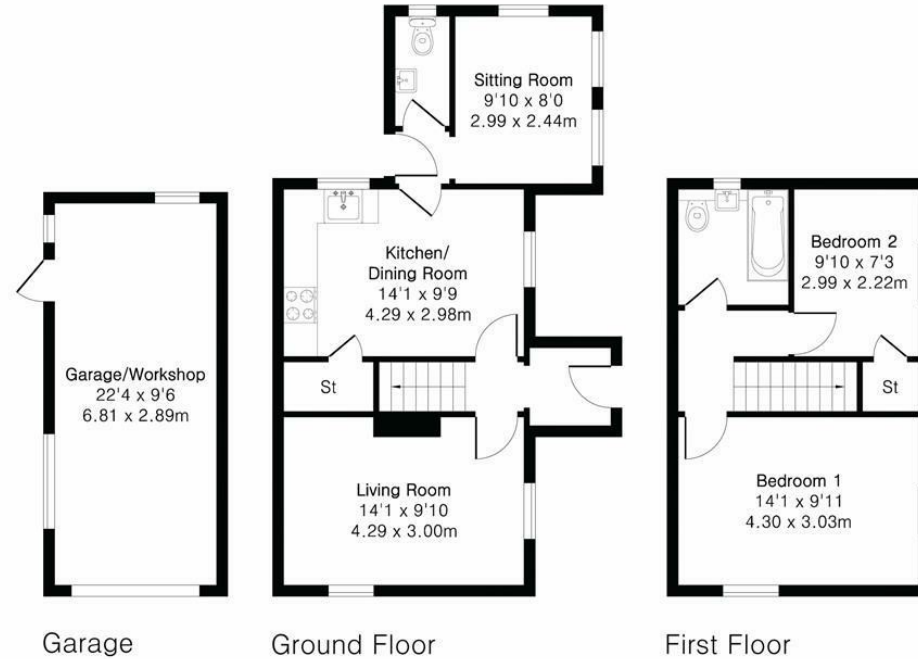
Local Authority – Cambridge City Council

**Approximate Gross Internal Area 791 sq ft - 73 sq m  
(Excluding Garage)**

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 326 sq ft – 30 sq m

Garage Area 212 sq ft – 20 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.

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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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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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