



Herbert Street, Cambridge, CB4 1AG

CHEFFINS

Herbert Street

Cambridge,
CB4 1AG

A most elegant and charming Victorian residence of pleasing proportions, retaining a wealth of attractive architectural features and period character throughout. Benefiting from front and enclosed rear gardens with pedestrian access, the property occupies a highly sought-after central city location just north of the River Cam, within easy reach of an excellent range of local amenities including shopping, restaurants and bars, and well placed for a number of outstanding schools.

4 1 2

Guide Price £875,000





LOCATION

Herbert Street enjoys a highly convenient position just north of Cambridge city centre, offering excellent access to a wide range of amenities and transport links. Residents benefit from nearby independent shops, cafés and supermarkets, together with the vibrant River Cam and Midsummer Common, providing attractive green spaces for recreation. Cambridge North railway station is within easy reach, offering regular services to London and beyond, while the city centre, Science Park, Business Park and Cambridge Biomedical Campus are all readily accessible by bicycle, bus or car. The A14 and M11 are also conveniently close, making the location particularly attractive for commuters.

FOUR PANELLED TIMBER ENTRANCE DOOR

with glazed fanlight above leading into:

ENTRANCE HALL

with coved ceiling, coat hooks, dado rail, exposed and sealed floorboards, panelled door with coloured glass panes leading through to:

RECEPTION HALLWAY

moulded cornicing, decorative moulded archway, staircase rising to the first floor with painted handrail, newel post and spindles and understairs storage cupboard, double panelled radiator, exposed and sealed floorboards.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin, fitted shelving, cupboard housing meters and shelving, extractor fan.

LIVING ROOM

tall ceilings, decorative moulded ceiling rose, moulded cornicing, picture rail feature fireplace with marble mantel and surround, decorative tiled slips and hearth, deep moulded skirtings, double panelled radiator, sash bay window to the front.

KITCHEN/DINING ROOM

Kitchen is fitted with a range of storage cupboards and drawers with solid wood working surfaces and one and a half bowl single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, plumbing and space for dishwasher, electric oven, 4 ring hob with extractor hood above, fitted dresser with storage cupboard, drawers and shelving, additional fitted

shelving to chimney breast recesses, exposed and sealed floorboards and tiled floor, double glazed windows to the side and rear, panelled and double glazed door leading out to garden and part glazed French doors leading to garden, vaulted ceiling with double glazed Velux rooflights, twin panelled and glazed French doors leading through to:

FAMILY ROOM

feature open fireplace with marble hearth and surround, decorative tiled slips and hearth fitted with log burning stove, fitted cupboard to chimney breast recess, fitted shelving to other recess, picture rail, fitted bookshelving, exposed and sealed floorboards, double panelled radiator.

ON THE FIRST FLOOR

LANDING

with access to loft space, dado rail, exposed and sealed floorboards, painted handrail, newel post and spindles, double panelled radiator.

BEDROOM 1

cast iron fitted fireplace, mantel and surround, exposed and sealed floorboards, radiator, a pair of sash windows to the front.

BEDROOM 2

cast iron fireplace, wooden mantel and surround, fitted shelved cupboard to chimney breast recess, exposed and sealed floorboards, sash window to the rear.

BEDROOM 3

exposed and sealed floorboards, radiator, sash window to the side.

BATHROOM

fitted with a white four piece suite comprising panelled bath with mixer/shower tap, walk-in shower, pedestal wash hand basin and low level w.c., wall mounted Worcester gas fired boiler providing heating and hot water, radiator, extractor fan, double glazed Velux rooflight.

OUTSIDE

Front garden, dwarf brick wall with iron railings, gravelled beds, space for bike parking, tiled pathway leading to front door.

Rear garden currently hard landscaped with paved patios, gravelled beds, access to side passage which is shared with one neighbour and L-shaped garden with storage shed to the rear left. The garden is enclosed by close boarded timber fencing and is west facing.





Energy Efficiency Rating	
	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	
	75
	57
England & Wales	EU Directive 2002/91/EC

Guide Price £875,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1563 sq ft - 145 sq m

Ground Floor Area 813 sq ft - 75 sq m

First Floor Area 750 sq ft - 70 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.



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.