



Rathmore Road, Cambridge, CB1 7AB

CHEFFINS

Rathmore Road

Cambridge,
CB1 7AB

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Guide Price £1,000,000

- Bay-Fronted Victorian Property
- Open Plan Kitchen/Breakfast Room
- 4/5 Bedrooms
- Private Rear Garden
- Garage
- Quiet No-Through Residential Street

A rather handsome extended Victorian mid-terraced house of exceptional quality and character, benefitting from a garage to the rear and occupying an outstanding position in this highly sought-after and most desirable residential area in the south of the city and so well placed for access to the railway station, city centre and Addenbrookes Hospital.





LOCATION

Rathmore Road enjoys an excellent location with convenient access to amenities on Hills Road and Cherry Hinton Road, as well as a diverse array of shopping and dining options in Cambridge city centre. Cherry Hinton Hall Park, featuring tennis courts and a children's playground, is nearby, along with the picturesque Cambridge Botanic Garden. Commuters benefit from quick access to London via a nearby station offering direct train services to Kings Cross in under an hour. Motorists also have easy access to London via the nearby M11 motorway. The area is renowned for its excellent schools, both state and independent, including Morley Memorial, Coleridge Community College, Ridgefield, Queen Edith, Abbey College, St. Bede's, and The Perse School.

ORIGINAL PANELLED GLAZED ENTRANCE DOOR

with hansom window above and both glazing elements benefiting from a stained glass detailing, and this front entrance door leads into:

ENTRANCE HALLWAY

with original exposed timber flooring, detailed archway with corbels, radiator, stairs rising to first floor accommodation with understairs storage cupboard and additional set of double doors leading through into storage cupboard housing water softener, picture rails, moulded corning, further panelled doors leading into respective rooms.

SITTING ROOM

with continuation of the original exposed timber flooring, fireplace with stone surround, wooden mantel and stone hearth, fitted cupboards in recess of the chimney breast, picture rails, moulded corning, radiator, bay window to the front aspect.

DRAWING ROOM/BEDROOM 5

with feature fireplace with decorative and tiled surround with wooden mantel and tiled hearth, fitted cupboards and shelving in one side of the chimney breast, picture rails, lighting, moulded corning, panelled radiator, set of double glazed doors leading out onto side return,

SHOWER ROOM

accessed via a set of double doors comprising of a three piece suite with walk-in sunken shower cubicle, wall mounted shower head, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, tiled flooring, heated towel rail, inset LED downlighters, sash window out onto side aspect.

UTILITY AREA

led off the entrance hallway prior to the kitchen with a stone tiled work surface with space and plumbing for washing machine and dryer, wall mounted Vaillant gas fired boiler providing hot water and heating for the property, panelled glazed window fitted with privacy glass out onto side aspect.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen area comprising of a base mounted cupboards and drawers with stone work surface with inset stainless steel sink, hot and cold mixer tap, Range cooker with 5 ring gas burner hob, tiled splashback, space for waist height fridge/freezer, tiled flooring, sash windows to side aspect, opening leading to Dining Area with continuation of the tiled flooring from the kitchen, radiator, Velux skylights, set of double glazed windows overlooking garden, set of double glazed panelled doors leading out to side return.

ON THE FIRST FLOOR**SPLIT-LEVEL LANDING**

with loft access, corbels, stairs rising to second floor accommodation and panelled doors providing access onto respective rooms.

BEDROOM 2/FAMILY ROOM

feature fireplace with detailed surround and wooden mantel, fitted shelving and cupboards fitted to chimney breast recess, picture rails, radiators, sash window to front aspect and bay window with sash window to the front aspect.

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps with tiled splashback, exposed original timber flooring, sash window fitted with privacy glass out onto side aspect.

BEDROOM 3

with feature fireplace with detailed surround and stone hearth, built-in wardrobes fitted into chimney breast recess, picture rails, double panelled radiator, sash window out onto rear aspect.

BEDROOM 4

with picture rails, radiator, sash window overlooking garden.

FAMILY BATHROOM

comprising of a two piece suite with panelled bath with separate hot and cold bath taps, wash hand basin with separate hot and cold taps with a tiled surround, exposed timber flooring, heated towel rail, wall mounted lighting, set of panelled doors providing access to airing cupboard and a sash window fitted with privacy glass out onto side aspect.

ON THE SECOND FLOOR**LANDING SPACE**

with double glazed window out onto rear aspect, panelled door leading into:

PRINCIPAL BEDROOM SUITE

with exposed brickwork of chimney breast, eaves storage, panelled door providing access into wardrobe, radiator, full height window as well as a Juliet balcony overlooking garden, double glazed Velux skylights to front aspect with fitted blinds, panelled door providing access into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with walk-in shower, wall mounted shower head with low level w.c. with hand flush, wash hand basin with

separate hot and cold taps, all with tiled surround, inset LED downlighters, extractor fan, heated towel rail, double glazed Velux skylight to front aspect.

OUTSIDE

To the front the property is approached off Rathmore Road via a paved pathway leading to the front entrance door and with the front garden being principally paved with a bedded area surrounding and the front railings stocked with a multitude of flowering plants and trees and with wrought iron railings positioned on top of a low level brick wall enclosing the front garden.

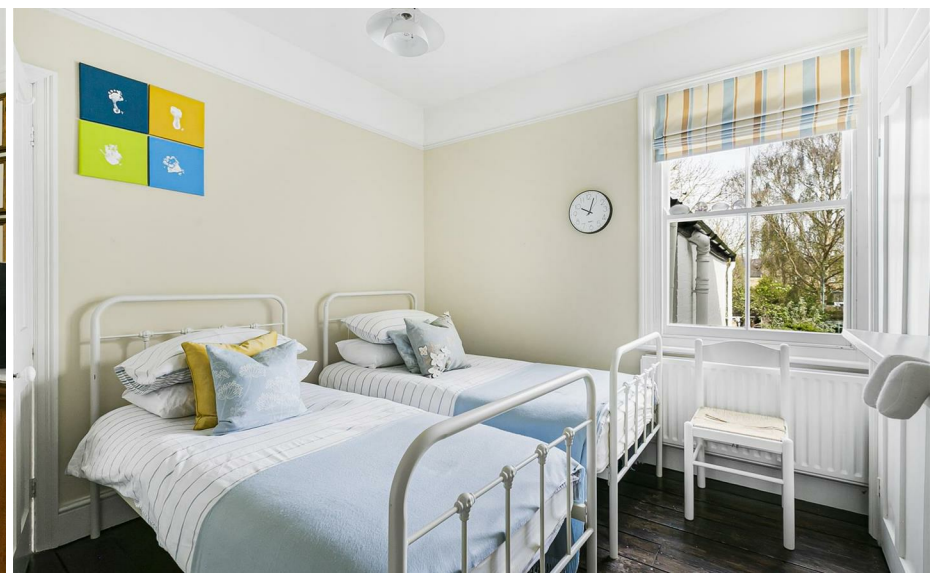
To the rear of the property is a beautifully landscaped garden principally laid to lawn with a paved patio area led directly off the rear part of the property including a paved side return providing extensive area for storage as well as potted plants, patio led directly off rear part of the property provides a wonderful space to both relax and entertain and a paved pathway running centrally down the garden and bordered by well stocked bedding full of mature shrubs and flowering plants leads to the rear part of the garden with a further paved area in front of the GARAGE fitted with power and lighting and accessed via not only an up and over door but side door.

AGENTS NOTES

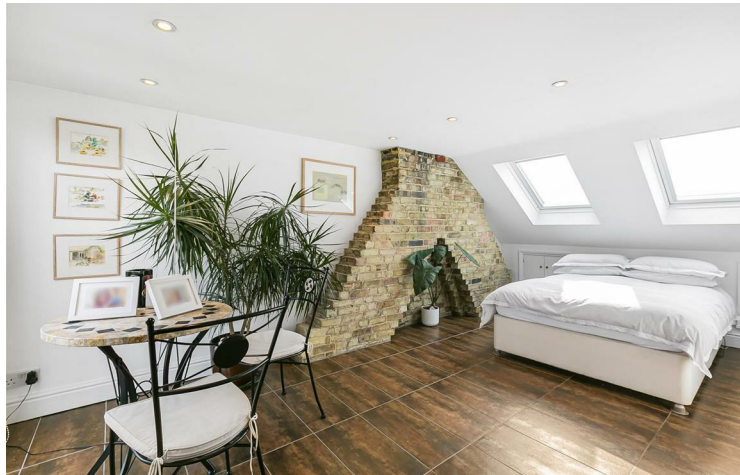
Tenure - Freehold
Council Tax Band - F
Property Type - Terraced House
Property Construction - Brick with Slate Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 1605
Parking - Garage and Resident Parking

UTILITIES/SERVICES

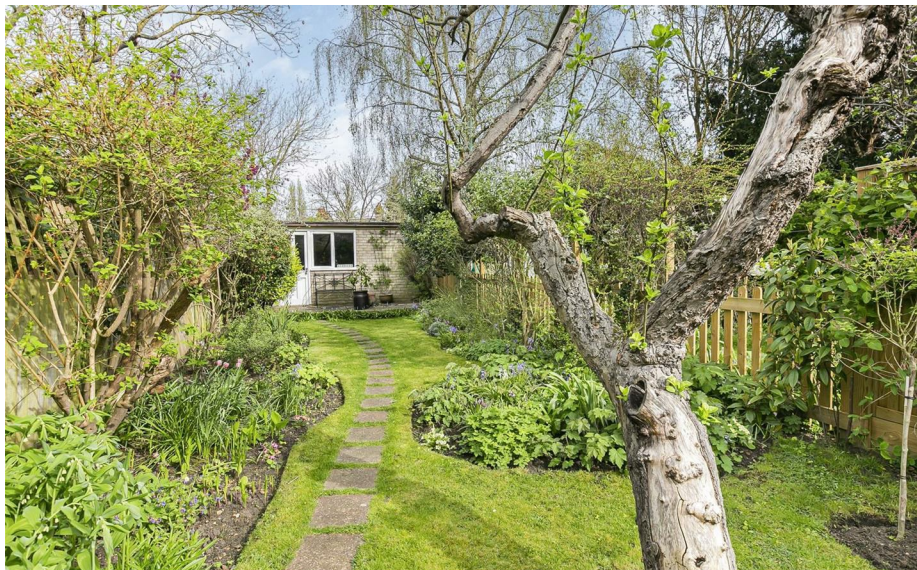
Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Gas Fired Central Heating to Radiators and Open Fireplace, mains gas
Broadband - Fibre to the Property
Mobile Signal/Coverage - Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - Cambridge



Approximate Gross Internal Area 1605 sq ft – 149 sq m
 Ground Floor Area 730 sq ft – 68 sq m
 First Floor Area 597 sq ft – 55 sq m
 Second Floor Area 278 sq ft – 26 sq m
 Garage Area 248 sq ft – 23 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.