



Natal Road, Cambridge, CB1 3NS



Natal Road

Cambridge,
CB1 3NS

- Handsome And Characterful Bay-Fronted Property
- Three Bedrooms
- Open Plan Living/Dining Room
- Private Rear Garden
- Quiet Residential Street
- Ease Of Access To Cambridge Station

A charming bay-fronted Victorian residence, with well-proportioned accommodation arranged over three floors, with a private rear garden teeming with nature, situated within this extremely desirable position in the ever-popular Romsey area, with an ease of access to the vibrant Mill Road, Cambridge Station and city centre.

3 1 2

Guide Price £550,000





PANELLED GLAZED ENTRANCE DOOR

fitted with privacy and picture light window above, leading through into:

ENTRANCE HALLWAY

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

SITTING ROOM

with exposed original timber flooring, opening in chimney breast to have the potential to be reinstated as a fireplace, fitted shelving in the recess of the chimney breast, double panelled radiator, double glazed bay window to front aspect, set of folding panelled double doors leading into:

DINING ROOM

with continuation of the exposed original timber flooring, feature fireplace with open brick surround, original tiled hearth creating a wonderful focal point to the room, wood panelling, panelling providing access into understairs storage cupboard, double panelled radiator, double glazed door leading out onto garden, sliding door through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature with a wood effect work surface with inset stainless steel sink with hot and cold mixer tap, one and a quarter bowl sink with hot and cold mixer tap, drainer to side, space for cooker with tiled splashback and extractor hood above, space for fridge/freezer, space and plumbing for slimline dishwasher and washing machine, wall mounted Vaillant gas fired boiler providing hot water and heating for the property, radiator, tiled flooring, inset LED downlighters, double glazed window out onto side aspect, panelled glazed door with double glazed windows adjacent leading out onto gardens and providing a large entry point of light into the room.

ON THE FIRST FLOOR

LANDING

with stairs rising to the second floor accommodation, lighting and panelled doors leading through into respective rooms.

BEDROOM 2

with exposed timber flooring, feature cast iron fireplace with wooden mantel, built-in full height wardrobe, panelled radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, wood effect flooring, double panelled radiator, full height set of built-in storage cupboards, extractor fan, electric heater, double glazed window overlooking garden.

STUDY

with double glazed window to front aspect, panelled door leading through into:

BEDROOM 3

with feature cast iron fireplace with wooden mantel, double panelled radiator, double glazed window to front aspect. Please note: the partition wall between the study and bedroom 3 is removable to return these two rooms to a large double bedroom.

ON THE SECOND FLOOR

LANDING

with double glazed window overlooking garden, door leading through into:

PRINCIPAL BEDROOM

with exposed timber flooring, a wealth of storage cupboards and eaves storage cupboards fitted with railings and shelving, radiator, Velux skylights with fitted blinds to front aspect, double glazed window overlooking garden, panelled door providing access to:

ENSUITE

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled splashback, extractor fan, radiator, double glazed velux window with fitted blind out onto front aspect.

OUTSIDE

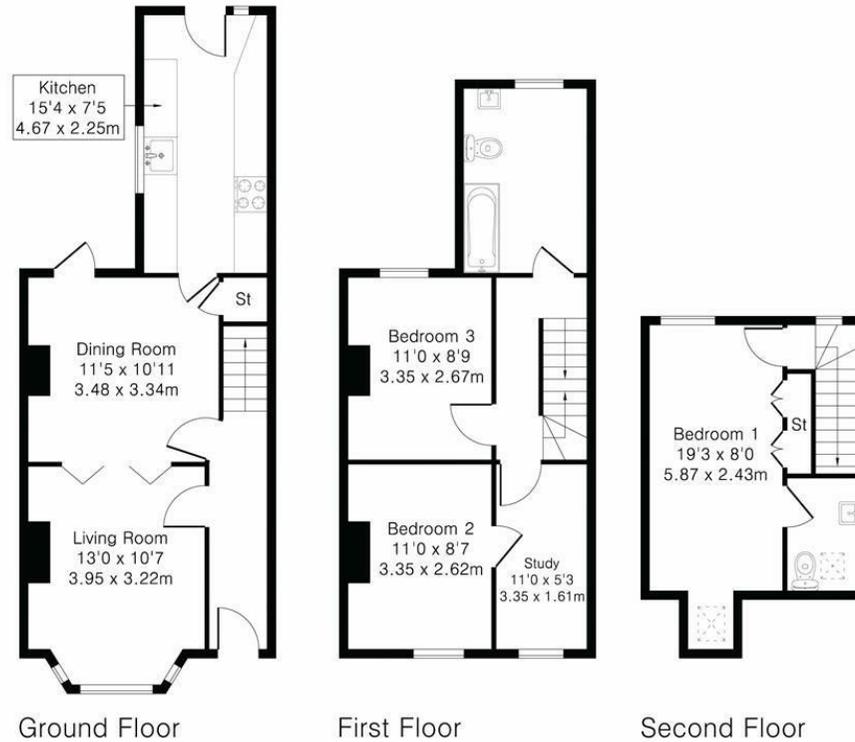
The property is approached off Natal Road via a wrought iron gate leading onto a tiled walkway leading to the front entrance door. The remainder of the front garden is enclosed via a low level brick wall with some mature shrubs and plants surrounding the bay window.

To the rear of the property is an extremely private and well maintained garden principally laid to lawn with a covered paved patio area led directly off the rear part of the property from both the kitchen and dining room and provides very useful storage for bikes or bins and for further garden furniture. Continuation of the paved area forms a pathway leading to the rear of the garden and over the other side bordering the lawned area are some extremely well stocked beds with mature shrubs and flowering plants and this also then continues to surround a pond as well as a further enclosed area via timber sleepers to both a paved and gravelled area which is ideal for further outside furniture. This sits just in front of a timber storage shed as well as a greenhouse. To the very rear of the garden is a secluded spot teeming with nature with a number of well stocked beds and a covered area for potential seating or maybe a potting shed. There is a secure rear access gate.





Approximate Gross Internal Area 1051 sq ft – 97 sq m
 Ground Floor Area 445 sq ft – 41 sq m
 First Floor Area 399 sq ft – 37 sq m
 Second Floor Area 207 sq ft – 19 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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	EU Directive 2002/91/EC

Guide Price £550,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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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