



Water Street, Cambridge, CB4 1PB



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A recently decorated two bedroom semi detached Victorian home boasting an enviable position with attractive outlooks of the River Cam. The accommodation extends to approximately 806 sq. ft. Arranged over two floors and offers further potential for extension (STPP).



Guide Price £495,000





LOUNGE

With entrance door, window to the front aspect, exposed floorboards, door to:

INNER HALLWAY

With stairs to the first floor, exposed floorboards, door to:

DINING ROOM

With window to the rear aspect, under stairs storage cupboard, feature fireplace with tiled hearth and surround, exposed floorboards, door to:

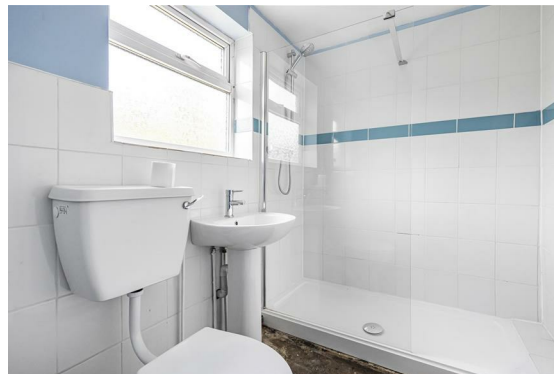


KITCHEN

With window to the side aspect, matching eye and base level units, worktop with inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, inset four ring electric hob with extractor hood over, door to side aspect, door to:

SHOWER ROOM

With window to the rear aspect, suite comprising low level wc, pedestal wash basin with chrome mixer tap, open shower enclosure with glass and chrome screen, part tiled walls, chrome heated towel rail



FIRST FLOOR

LANDING

With doors to:

BEDROOM 1

With window to the rear aspect, door to:

EN-SUITE BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap, panelled bath with shower over, part tiled walls, chrome heated towel rail, exposed floorboards

BEDROOM 2

With window to the front aspect, integral wardrobe, exposed floorboards

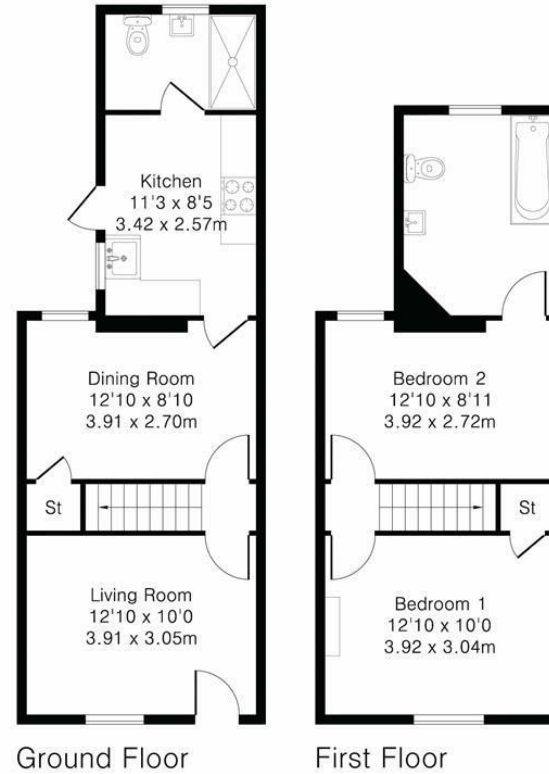
OUTSIDE

The front boundary is retained by a mature hedge with a pathway leading to the entrance door.

The fully enclosed garden is mostly laid to lawn with a small patio area and gated side access.



Approximate Gross Internal Area 806 sq ft – 75 sq m
 Ground Floor Area 427 sq ft – 40 sq m
 First Floor Area 379 sq ft – 35 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		64	
(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 £495,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – Cambridge



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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