



Ferry Path, Cambridge, CB4 1HB

CHEFFINS

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A handsome Victorian residence, offering flexible accommodation across three floors, with further potential to extend (STP), enjoying a most idyllic and highly sought after location, with an ease of access to the River Cam, city centre and a wealth of local amenities.

LOCATION

Ferry Path is a picturesque and tranquil street located in the heart of Cambridge, offering residents a unique blend of serenity and convenience. Situated just a stone's throw from the River Cam, residents can enjoy beautiful riverside walks and easy access to scenic punting. Nearby, the vibrant area of Mitcham's Corner boasts a variety of shops, cafes, and restaurants, catering to both daily needs and leisurely outings. For those who enjoy outdoor activities, Jesus Green, one of Cambridge's most expansive and popular parks, is just a short walk away, providing ample space for picnics, sports, and relaxation. Additionally, Ferry Path is within close proximity to several esteemed educational institutions, including the University of Cambridge colleges, making it an ideal location for academics and students alike. The area is well-served by public transport, with frequent bus services and easy access to Cambridge Railway Station, facilitating convenient travel to London and other major cities. The historic city centre, with its rich cultural attractions, shops, and dining options, is also within walking distance. With its blend of quiet residential living and the vibrancy of urban amenities, Ferry Path offers an exceptional living experience in one of Cambridge's most sought-after locations.

3 1 2

Guide Price £775,000





PANELLED GLAZED ENTRANCE DOOR

Leading through into:

ENTRANCE HALL

With inset footwell, stairs rising to first floor accommodation as well as leading down to lower ground accommodation, radiator and doors leading through into respective rooms, starting with:

SITTING ROOM

With radiator and double glazed window to front aspect.

FAMILY BATHROOM

Comprising a four piece suite, with panelled bath, hot and cold mixer bath tap, shower cubicle with wall-mounted electric power shower, accessed via a glazed door, low level W.C. with concealed dual hand flush, hand wash basin with hot and cold taps, all of this with a tiled surround, shaving point, heated towel rail, tiled flooring, extractor fan, built in storage cupboard and double glazed windows, fitted with privacy glass, out onto rear aspect.

LOWER GROUND FLOOR

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN

Comprising a collection of base mounted storage cupboards and draws, with a wood effect roll-top work surface, inset stainless steel 1 1/4 bowl sink with hot and cold mixer tap and drainer to side, tiled splash back, space for cooker, fridge freezer, space and plumbing for washing machine, intergrated dishwasher, tiled flooring, double glazed windows out onto rear aspect and an opening through into:

DINING ROOM

With wood effect flooring, built in storage cupboard, radiator and double glazed window to front aspect.

FIRST FLOOR

LANDING

With radiator, loft access, double glazed window overlooking garden and doors leading through into respective rooms.

BEDROOM 1

With radiator and double glazed window to front aspect.

BEDROOM 2

With radiator and double glazed window overlooking garden.

BEDROOM 3

With radiator and double glazed window to front aspect.

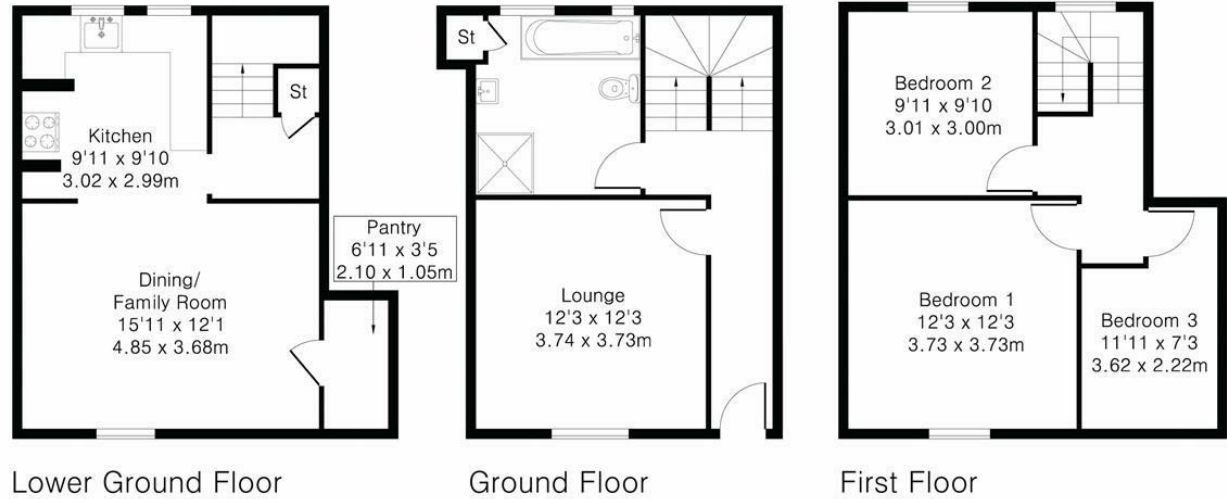
OUTSIDE

This charming mid-terrace period property showcases a traditional brick facade, blending historical character with contemporary appeal. The front exterior is complemented by well-maintained landscaping, featuring a small garden area enclosed by a quaint wooden fence. The garden includes a mix of gravel and greenery, providing a low-maintenance yet attractive frontage. A vibrant red front door, adorned with decorative glass panels, adds a welcoming touch and a pop of color to the classic architecture. The property is flanked by neighboring homes with complementary styles, contributing to the overall aesthetic harmony of the street.

The rear garden offers a delightful outdoor space ideal for relaxation and entertaining. The garden features a well-maintained lawn bordered by neatly trimmed bushes, creating a serene and private atmosphere. A quaint patio area provides an excellent space perfect for al fresco dining. The garden also includes a practical storage shed as well as a brick built store and a pathway leading through the grass, ensuring ease of access and functionality, providing access to the rear of the garden and the secure access gate. This garden seamlessly blends comfort with style, providing a picturesque extension to the home. This property also benefits from a dedicated off-street parking area, providing a convenient and secure space for multiple vehicles. The parking space is located behind a wooden fence, ensuring privacy and a clear demarcation from neighboring properties and the rear garden.



Approximate Gross Internal Area 1134 sq ft – 105 sq m
 Lower Ground Floor Area 378 sq ft – 35 sq m
 Ground Floor Area 356 sq ft – 33 sq m
 First Floor Area 400 sq ft – 37 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	67
(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 £775,000
 Tenure – Freehold
 Council Tax Band – E
 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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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.