



St. Barnabas Road, Cambridge, CB1 2DE

CHEFFINS

St. Barnabas Road

Cambridge,
CB1 2DE

A handsome bay fronted three storey Victorian town house with well-proportioned and versatile accommodation including an impressive open plan kitchen/dining room and front and rear gardens. Located in this most desirable central city location so convenient for access to a good range of local amenities as well as the railway station.

4 2 3

Guide Price £1,400,000





SIX PANELLED TIMBER ENTRANCE DOOR

with leaded and coloured glass fanlight above into:

ENTRANCE HALLWAY

with moulded corncicing, inset downlighter, tiled floor, dado rail, panelled and glazed internal door through to:

RECEPTION HALLWAY

moulded corncicing, moulded archway, staircase rising to the first floor with natural timber handrail, painted newel post and spindles, understairs storage cupboard and further storage cupboard, radiator.

CLOAKROOM/UTILITY

low level dual flush w.c., sink with mixer tap, oak working surfaces, storage cupboards and drawers, plumbing and space for automatic washing machine, tiled floor, underfloor heating, extractor fan, ceiling with inset downlighters, double glazed window to the side.

LIVING ROOM

tall ceilings, moulded corncicing, picture rail, feature fireplace with slate mantel and surround, part tiled hearth, exposed and sealed floorboards, radiator, bay sash window to the front.

SITTING ROOM

tall ceilings, moulded corncicing, picture rail, cast iron fireplace with decorative tiled slips, mantel and surround, tiled hearth, exposed and sealed floorboards, double panelled radiator, twin panelled and glazed French doors to the rear leading out to the garden.

KITCHEN/DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers with oak working surfaces, fitted oven, hob and extractor fan, chimney breast with log

burning stove, space for fridge and freezer, space for dishwasher, single drainer sink unit, tiled floor, panelled and glazed door leading to outside, a pair of sash windows to the side, double glazed window and double glazed bi-fold window to the rear with window seat, underfloor heating.

ON THE FIRST FLOOR**LANDING**

with staircase rising to the second floor with natural timber handrail, painted spindles, dado rail, linen cupboard with slatted shelving, part vaulted ceiling with double glazed Velux rooflight and access to loft storage, radiator.

BEDROOM 1

moulded corncicing, Victorian fireplace with cast iron surround, decorative tiled slips, tiled hearth, fitted cupboard to chimney breast recess, picture rail, exposed and sealed floorboards, radiator, double panelled radiator, sash window to the front and bay sash window.

BEDROOM 2

picture rail, fitted adjustable book shelving, double panelled radiator, cast iron fireplace, fitted cupboard to chimney breast recess, double panelled radiator, sash window to the rear.

BATHROOM

fitted with white four piece suite comprising panelled bath with mixer/shower tap, low level dual flush w.c., pedestal wash hand basin with tiling to splashback, tiled shower cubicle with drencher shower head, handheld rose and glazed shower door, exposed and sealed floorboards, architectural radiator, and a pair of frosted sash windows to the rear.

BEDROOM 3

cast iron fireplace, radiator, painted floorboards and sash window to the rear.

ON THE SECOND FLOOR**RETURN LANDING AND LANDING**

double glazed Velux rooflight.

BEDROOM 4

cast iron fireplace, exposed and sealed floorboards, double glazed Velux rooflight, dormer window, eaves storage cupboard.

BATHROOM

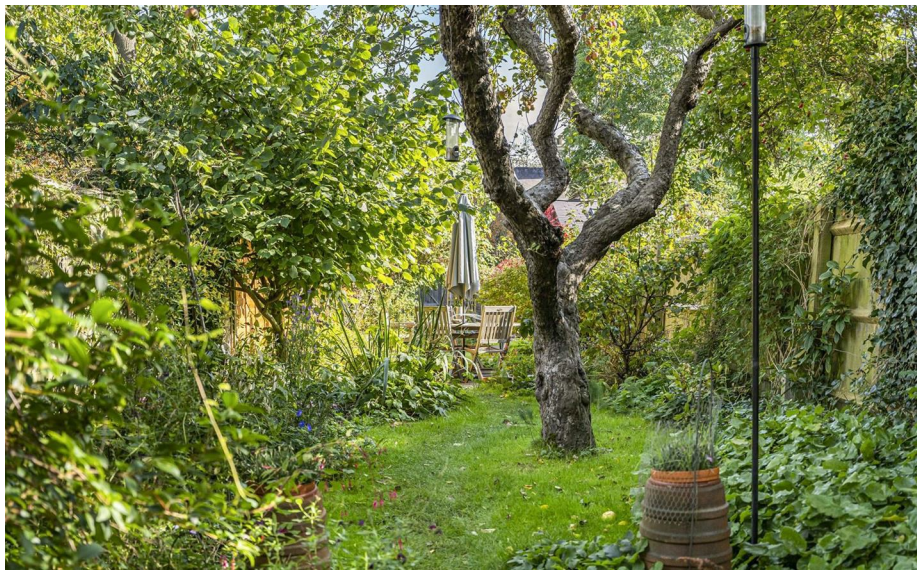
fitted with a white three piece suite with panelled bath with tiling to splashbacks, pedestal wash hand basin with tiling to splashbacks, low level dual flush w.c. radiator, painted floorboards, access to eaves storage cupboard, double glazed Velux rooflight.

OUTSIDE

Front garden, dwarf wall, wrought iron railings, gate, hedgerow, tiled footpath leading to front door and a front garden with pebbles.

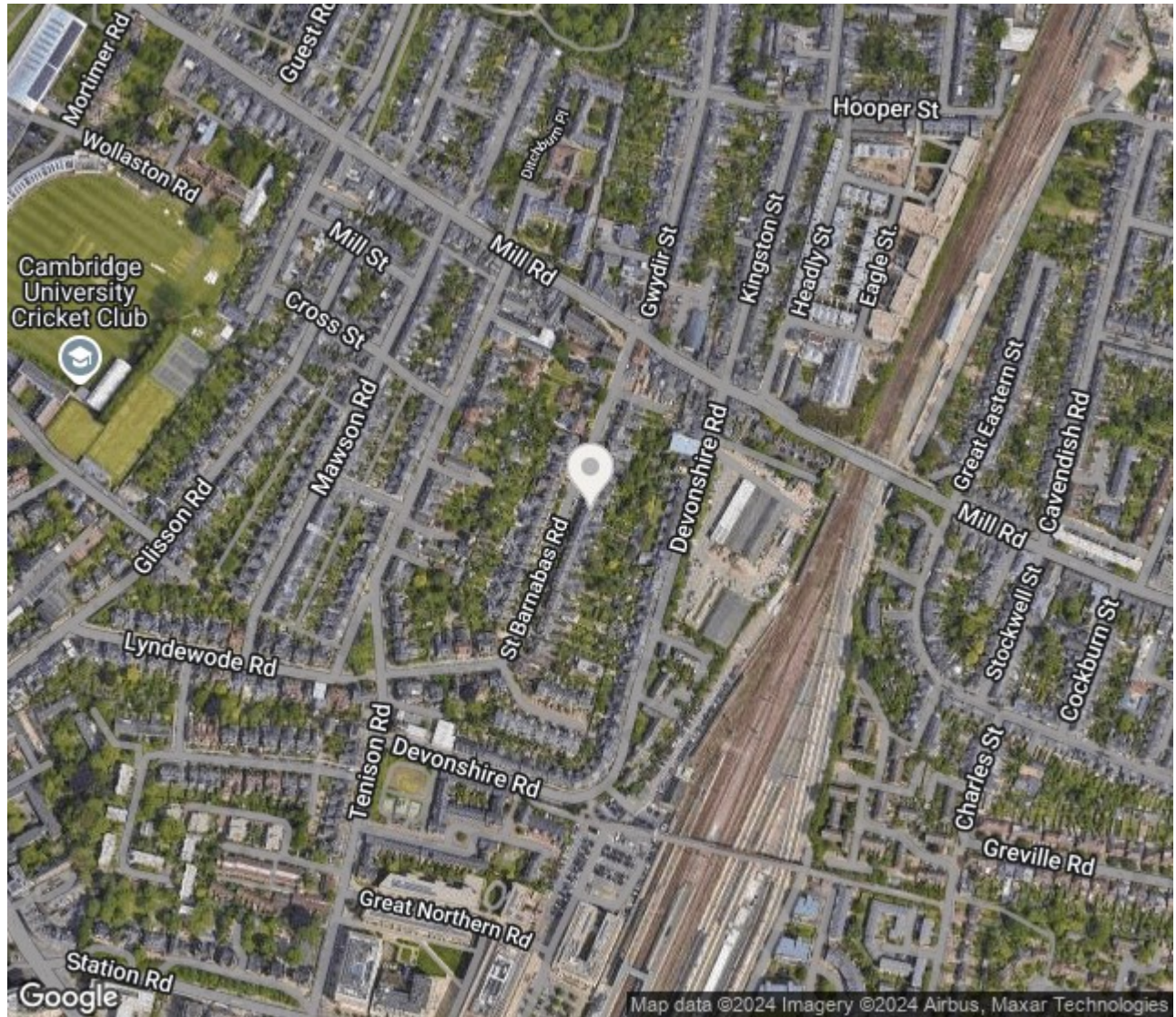
Side garden paved with outside tap, log store and lighting.

To the rear of the house is further garden with tiled patio area, the remainder is principally laid to lawn with deep and well stocked shaped flowering and shrub beds, circular patio with opportunity for al fresco dining, further lawned area again with shaped and well stocked flower beds, trellis work with further garden to the rear with raised beds, concrete hardstanding, store, gated access with pedestrian access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Guide Price £1,400,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Cambridge City Council





Approximate Gross Internal Area 1662 sq ft - 153 sq m

Ground Floor Area 699 sq ft – 64 sq m

First Floor Area 635 sq ft – 59 sq m

Second Floor Area 328 sq ft – 30 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.