

# St Barnabas Road

Cambridge, CB1 2BU

**CHEFFINS**

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# St Barnabas Road

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*A remarkable and rarely available semi detached Edwardian residence occupying an enviable position within this central city location, conveniently located for access to a good range of local amenities and the railway station. The elegant and versatile accommodation extends to approximately 2,702 sq. ft. arranged over three floors with the addition of a basement, enjoying a wealth of period features including original fireplaces, a double-fronted square bay window complemented with decorative stained glass details and soaring ceilings. Furthermore, the property benefits from driveway parking for two cars.*



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## GROUND FLOOR

### ENTRANCE PORCH

Entrance door with stained glass detail, decorative tiled floor, stained glass door to:

### HALLWAY

With stairs to the first floor, solid oak flooring, doors to:

### SITTING ROOM

With large bay window to the front aspect featuring four single glazed sash windows with stained glass over, feature fireplace with tiled hearth and surround with wooden mantle.

### FAMILY ROOM

With single glazed sash window to the side aspect, single glazed double door to garden, feature fireplace with tiled hearth and surround with wooden mantle over.

### KITCHEN DINING/DAY ROOM

#### KITCHEN AREA

With double glazed sash window to the side aspect, bespoke fitted kitchen with range of matching eye and base level units, granite counter with inset sink and a half with mixer tap over, integrated appliances dishwasher and microwave, space for oven with extractor hood over, space for American style fridge freezer, island with range of cupboards and drawers below, peninsular with breakfast bar, Travertine tiled floor, open to dining/day room area, door to basement, door to guest cloakroom/utility room.

#### GUEST CLOAKROOM/UTILITY ROOM

With double glazed sash window to the side aspect, space for appliances including washing machine and tumble dryer, low level wc with eco flush button, pedestal wash basin with chrome mixer tap over, large storage cupboard housing boiler, Travertine tiled floor.

#### DINING/DAY ROOM AREA

With lantern roof light over, timber double glazed bifold doors opening to the garden, separate double glazed door opening to patio area, Travertine tiled floor.





## FIRST FLOOR

### LANDING

With stairs to the second floor, doors to:

### PRINCIPAL BEDROOM

With large bay window to the front aspect featuring four single glazed sash windows with stained glass over, further single glazed sash window with stained glass over, feature fireplace with decorative tiled hearth and surround with wooden mantle over, door to:

### EN-SUITE SHOWER ROOM

With double glazed sash window to the side aspect, suite comprising; low level wc with eco flush button, dual vanity unit with inset sinks and chrome mixer taps over and a large shower cubicle with a glass/ chrome sliding door, chrome heated towel rail, tiled floor, part tiled walls.

### BEDROOM 2

With double glazed sash window to the side and rear aspect.

### BEDROOM 3

With single glazed sash windows to the side aspect.

### FAMILY BATHROOM

With double glazed sash window to the rear aspect, suite comprising; low level wc with eco flush, wash stand with inset basin with chrome mixer tap over, panelled bath and shower cubicle with glass and chrome door, tiled floor, part tiled walls, chrome heated towel rail.

## SECOND FLOOR

### LANDING

With Velux windows over, loft access via hatch, doors to:

### BEDROOM 4

With single glazed sash window to the rear aspect, Velux windows, feature fireplace.





## BEDROOM 5

With double glazed window to the front aspect, Velux window.

## SHOWER ROOM

With double glazed window to the rear aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and corner shower with glass and chrome sliding door, chrome heated towel rail, tiled floor, part tiled walls.

## BASEMENT

With light and power, split into three rooms with the largest housing the hot water cylinder.

## OUTSIDE - FRONT

The front of the property offers driveway parking for two cars with a pathway leading to the entrance door and features well maintained hedgerow borders.

## OUTSIDE - REAR

The fully enclosed and part walled rear garden enjoys a westerly aspect and is mostly laid to lawn featuring a large patio area, external lights and power points, an outside tap, a selection of mature trees, raised beds with a range of shrubs and gated side access.

## MATERIAL INFORMATION

- Tenure - Freehold
- Council tax band - G
- Local Authority - Cambridge

## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

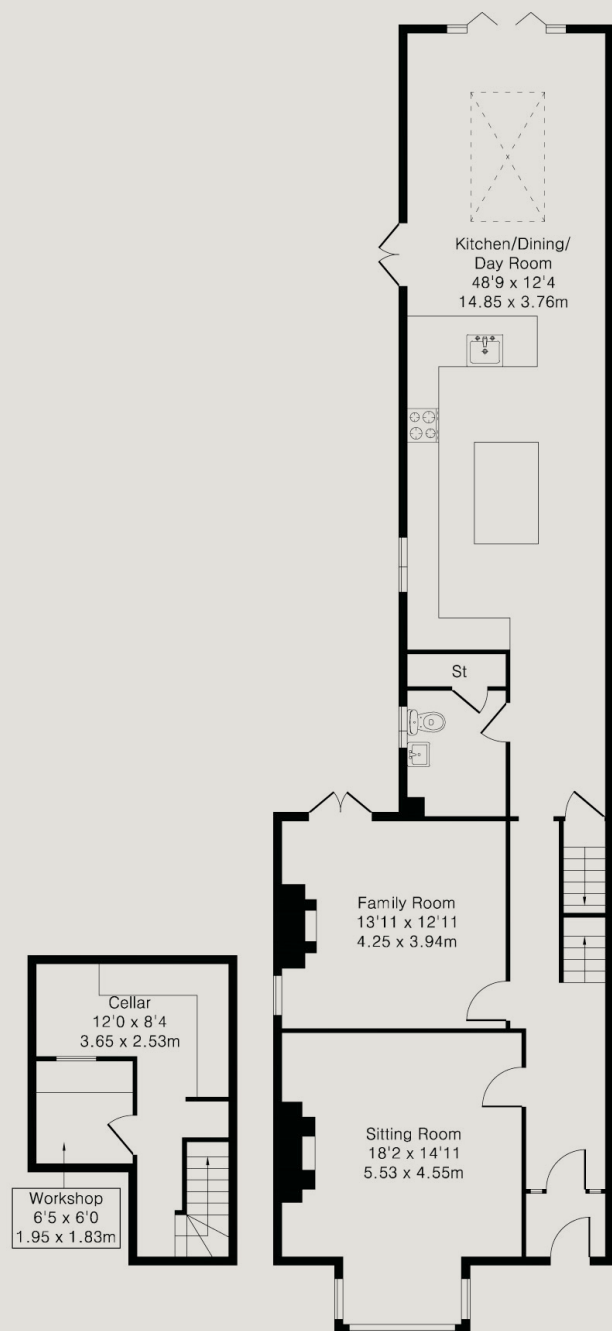
## VIEWINGS

Strictly by appointment through the Agents.









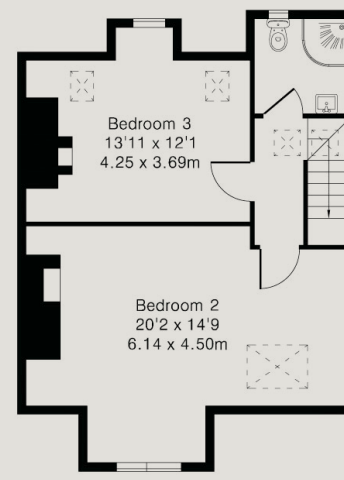
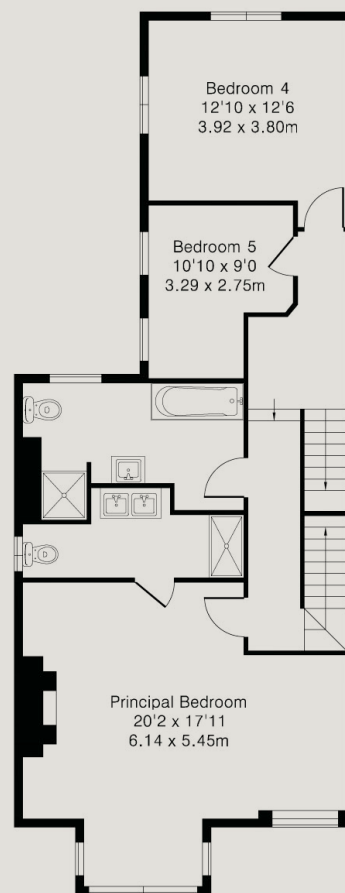
### Approximate Gross Internal Area 2702 sq ft - 251 sq m

Lower Ground Floor Area 182 sq ft – 17 sq m

Ground Floor Area 1182 sq ft – 110 sq m

First Floor Area 856 sq ft – 79 sq m

Second Floor Area 482 sq ft – 45 sq m



### Special Notes

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.



# CHEFFINS

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