



Latham Road, Cambridge, CB2 7EG

CHEFFINS

Latham Road

Cambridge,
CB2 7EG

An extremely rare opportunity to purchase the Freehold 'Wilbury' an imposing 1920s residence that requires improvement and updating with potential for significant enlargement subject to the necessary consents. This property is located within one of the finest locations within the city, on the favoured southern side, just off Trumpington Road and extends in all to approximately half an acre. Close to a good range of private schools, Lammas Land and city centre.

4 3 2

Guide Price £2,650,000





ENTRANCE HALLWAY

with stairs to the first floor, under stairs storage, door to the garden, cast iron traditional column radiator, doors to:

GUEST CLOAKROOM

with wall mounted hand wash basin, low level wc, part tiled walls

KITCHEN/BREAKFAST ROOM

with a window to the side aspect, range of eye and base level units, space for washing machine, dryer, oven and under counter fridge, preparation counter with stainless steel sink and drainer, tiled splashback, door to the garden.

RECEPTION ROOM 1

with sash window to the front aspects, feature fireplace, herringbone wood flooring, cast iron traditional column radiator, picture rail

RECEPTION ROOM 2

with large bay overlooking the garden with sash windows, door to large storage cupboard, door to a utility room with a sash window to the side aspect, range of wall and base units with a preparation counter, part tiled walls, door to a shower room

FIRST FLOOR**LANDING**

with sash window overlooking the rear garden, storage cupboards, doors to:

PRINCIPAL BEDROOM

Large bay with sash windows overlooking the garden, sash window to the side aspect, fireplace with wooden mantle and stone hearth, cast

iron traditional column radiators, door to wardrobe, door to en-suite shower room with a sash window to the front aspect

BEDROOM 2

with sash windows to the front aspect, fitted cupboards

BEDROOM 3

with sash window to the front aspect

BEDROOM 4

with sash window to the front aspect, cast iron traditional column radiator, wall mounted sink, storage cupboard

FAMILY BATHROOM

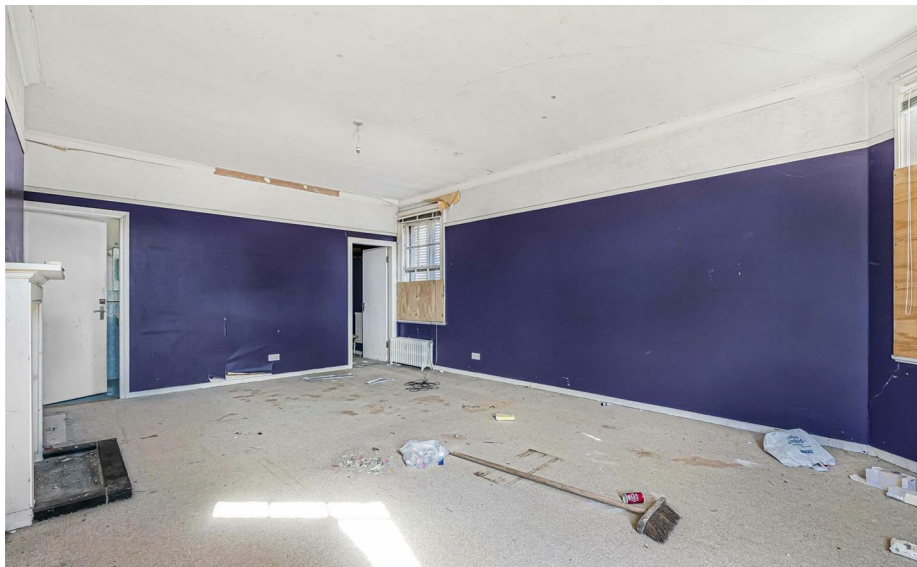
with sash window overlooking the garden


OUTSIDE

The grounds extend in all to approximately half an acre.

AGENTS NOTE

Subject to university Section 29 covenant



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
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £2,650,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge





Approximate Gross Internal Area 1916 sq ft - 178 sq m

Ground Floor Area 959 sq ft – 89 sq m

First Floor Area 957 sq ft – 89 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

