



Union Lane, Cambridge, CB4 1QB

CHEFFINS

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Cambridge,
CB4 1QB

An attractive Victorian mid-terraced residence, offering well-proportioned and stylish accommodation across two floors, benefitting from a lengthy rear garden, situated in a highly sought after street, with close proximity to a wealth of local amenities, city centre and major commuter links.

LOCATION

Union Lane is a well-regarded residential street situated just off Milton Road and Chesterton High Street, in a highly accessible and sought-after part of Cambridge. Its location offers excellent connectivity to both Cambridge city centre and Cambridge North railway station, with nearby cycle routes and frequent bus services providing convenient transport links. The area is particularly well suited for commuters and professionals, with Cambridge Science Park and Business Park just a short distance away. Local amenities are plentiful, including a range of shops, cafes, and restaurants, along with well-regarded schools and medical facilities. Residents also enjoy easy access to Stourbridge Common, the River Cam, and scenic riverside walks into the city. Union Lane combines practicality, community, and lifestyle in one of Cambridge's most vibrant and connected neighbourhoods.

3 1 2

Guide Price £475,000





PANELLED ENTRANCE DOOR

with picture light above leading through into:

OPEN PLAN LIVING/DINING ROOM

Living room with exposed timber flooring, ornate cast iron fireplace with detailed tiled surrounding, tiled hearth, wooden mantel, fitted shelving in recess of chimney breast, picture rails, radiator, double glazed window to front aspect, opening through into DINING AREA with fitted shelving and cupboards in recess of chimney breast, tiled hearth, wooden panelling, understairs storage cupboard, panelled door providing access to stairs rising to first floor accommodation, double panelled radiator, sash window and panelled door leading through into:



KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature with wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring electric hob with tiled splashback, extractor hood above, integrated oven below, integrated and concealed fridge/freezer and dishwasher, wood effect flooring, window to side aspect and set of French doors leading out onto garden.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with loft access and panelled doors leading into respective rooms.

BEDROOM 1

with feature fireplace, detailed and ornate mantel, picture rail, radiator, double glazed windows to front aspect.

BEDROOM 2

with feature fireplace, radiator, double glazed window out onto rear aspect.

BEDROOM 3

with radiator, double glazed window overlooking garden.



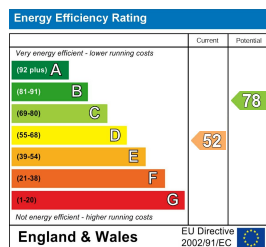
BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wood effect flooring, radiator, extractor fan, skylight.

OUTSIDE

To the front the property is approached off Union Lane via a timber access gate leading onto a concrete pathway. The front garden is principally laid to lawn with a sunken gravelled area perfect for storage of bins.

To the rear of the property is an extensive rear garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. There are a couple of raised brick built beds and steps leading down to the aforementioned lawned area, either side is bordered by mature hedging or fencing and to the very rear of the garden is a timber storage shed.



Guide Price £475,000

Tenure – Freehold

Council Tax Band – C

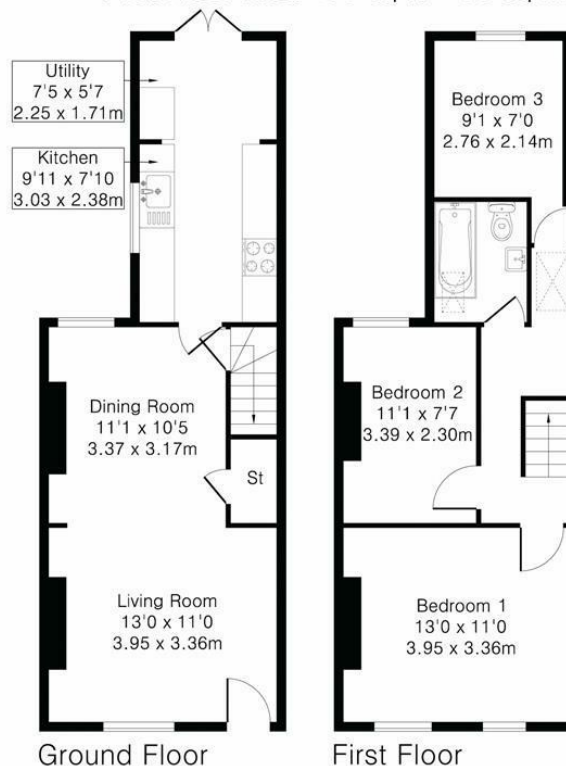
Local Authority – Cambridge City Council



Approximate Gross Internal Area 825 sq ft - 77 sq m

Ground Floor Area 416 sq ft – 39 sq m

First Floor Area 409 sq ft – 38 sq m



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.

