



135 Chesterton Road, Cambridge
CB4 1AA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

135 Chesterton Road

Cambridge | CB4 1AA

Guide Price £895,000

- Attractive Victorian townhouse
- Spacious accommodation extending to approximately 1906sqft
- Providing an excellent annual income of £57,600
- Excellent capital appreciation potential
- Scope to improve the property further
- Superb location close to Cambridge City Centre and well located, within walking distance of Jesus Green and Midsummer Common
- All main services are connected.
- Local Authority Cambridge City Council
- Council Tax Band: G
- EPC: C

The Property

An attractive Victorian townhouse believed to date back to the 1800's, offering well-appointed accommodation over 4 floors. The property is currently set up and as an HMO, providing a superb investment opportunity with a current annual income of £57,000 and ideally located close to Cambridge City Centre.

The Setting

Chesterton Road is ideally situated just a short walk away from Midsummer Common, the River Cam and Jesus Green, an extensive public park providing an excellent variety of recreational facilities including punting, outdoor swimming pool and tennis courts. The heart of the city centre is within about half a mile and easily accessible on foot or by bicycle.

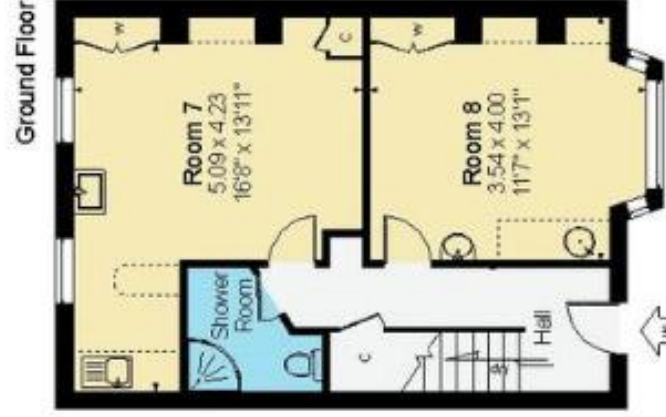
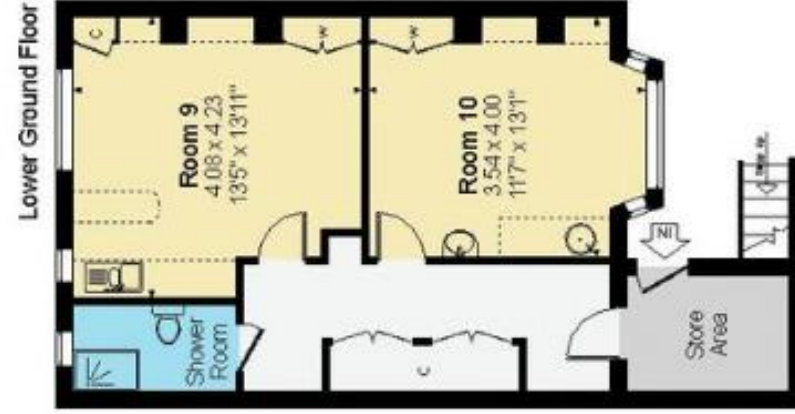
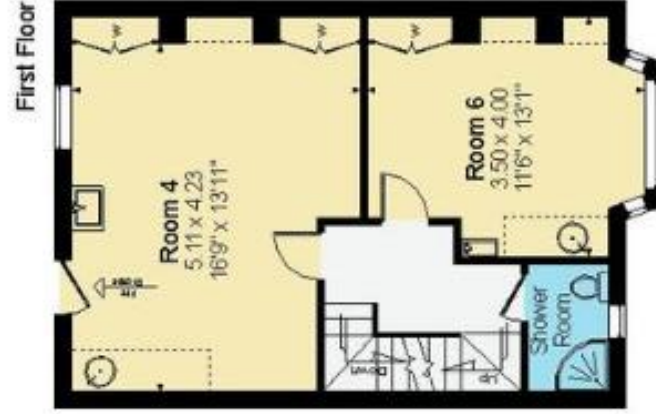
The Accommodation

The property provides spacious accommodation over 4 floors extending to approximately 1,906 sqft. The accommodation in brief currently comprises of 8 self-contained rooms benefitting from kitchenettes and wash hand basins, including 2 large ground floor bedrooms. as well as three shower rooms and a bathroom. The property also benefits from a large storeroom on the second floor.





Gross Internal Area 177 m² (1906 ft²)
excluding Store Area



- Self Contained Rooms
- Bathroom
- Circulation
- Store Room/Area

NOT TO SCALE: For guidance purposes only
© 2018: Premier Floor Plans 07967 196872

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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