



Clare Street, Cambridge
CB4 3BY

Pocock + Shaw

6 Clare Street
Cambridge
Cambridgeshire
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An attractive Victorian bay fronted family home in this sought-after location close to the City Centre, Jesus Green and the River Cam.

- Semi-detached period property
- Well-proportioned accommodation arranged over three floors
- Three good sized bedrooms
- Sitting room and dining room
- Kitchen/breakfast room with access to garden
- First floor bathroom
- Many period features
- Gas central heating and sash windows
- No upward chain

Guide Price £695,000



Clare Street is located just to the north of the river and Jesus Green in this highly regarded and accessible area for the city. It is well located for open green spaces including Alexandra Gardens and Jesus Green and is a short walk to the historic city centre. There are excellent local amenities in the immediate area along Chesterton Road and Mitchams Corner. The property is also within easy reach of schooling for all ages including primary schooling at St Luke's and secondary schooling at Chesterton Community College.

This extended 3 bedroom semi detached period property offers well-proportioned accommodation over 3 floors and a charming enclosed rear garden with side access.

In detail, the accommodation comprises;

Ground Floor Part glazed front door with decorative fanlight over to

Entrance hall with inset brush mat, stairs to first floor, radiator, cornicing, picture rail, arch with decorative corbels, door to dining room (see later) and stripped pine door to

Sitting room 12'2" x 10'9" (3.70 m x 3.28 m) with bay sash window to front with coloured glass detailing, cornicing, two radiators, inset real flame gas fire with slate hearth, phone and cable media points, wall mounted uplighters.

Dining room 12'0" x 11'5" (3.66 m x 3.48 m) with sash window to rear, picture rail, feature period fireplace, pine door to understairs cupboard with electric meter and fuse board, doorway to

Kitchen/breakfast room 15'1" x 9'7" (4.59 m x 2.93 m) with window and pine door to side, timber double glazed French doors to garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, breakfast bar area, one and a quarter bowl stainless steel sink unit and drainer, space and plumbing for washing machine, built in four ring gas hob with extractor hood over and electric oven below, wall uplighters, two radiators.

First Floor

Landing with door with stairs leading to the second floor, uplighters, stripped pine doors to

Bedroom 2 14'6" x 10'2" (4.41 m x 3.09 m) with three sash windows to front, radiator, picture rail, feature period fireplace.

Bedroom 3 12'0" x 8'11" (3.67 m x 2.71 m) with sash window to rear, feature period fireplace, radiator, uplighter.

Bathroom 9'11" x 9'9" (3.03 m x 2.97 m) spacious bathroom with sash window to rear, panelled bath with tiled surround, chrome mixer taps and shower attachment, glass shower screen over, WC, wash handbasin with tiled splashbacks with shaver point over, chrome heated towel rail, wall mounted Vaillant gas central heating boiler.

Second Floor

Bedroom 1 19'5" x 13'10" (5.91 m x 4.21 m) with 3 large windows and Juliet balcony to front, wall uplighters, two radiators, built in wardrobe cupboards with clothes hanging rail and shelving to one wall, recessed storage voids, feature exposed brickwork to one wall, pine flooring.
The room measurements are as follows: 5.91m part restricted headroom 4.58m at 1.5m head height x 4.21m (includes stairwell area and narrowing to 3.39m to front of wardrobes).

Outside Small low maintenance garden area to the front set behind a retaining wall with tiled path to front door.

Rear garden (55' approximately) with shingle and paved area immediately to the rear of the property leading onto a small lawn with attractively planted-flower and shrub borders. A pathway leads onto the second part of the garden with a further lawned area, flower and shrub borders and timber shed. The garden benefits from a high degree of privacy, backing onto Shire Hall woods and gardens. Side access gate, outside tap and lighting.

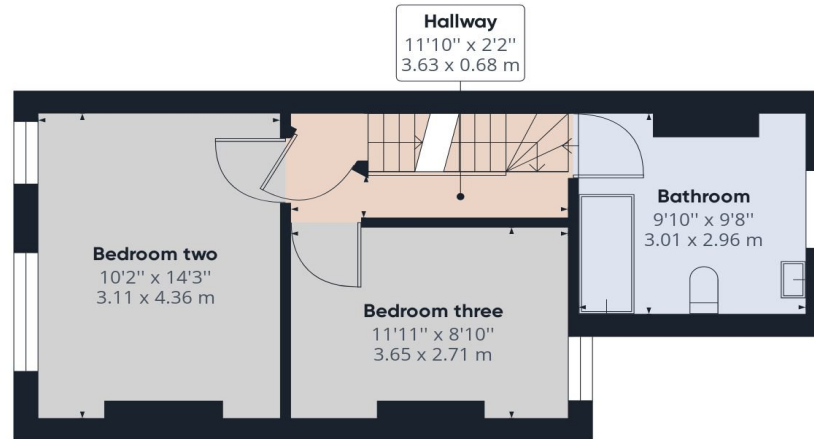
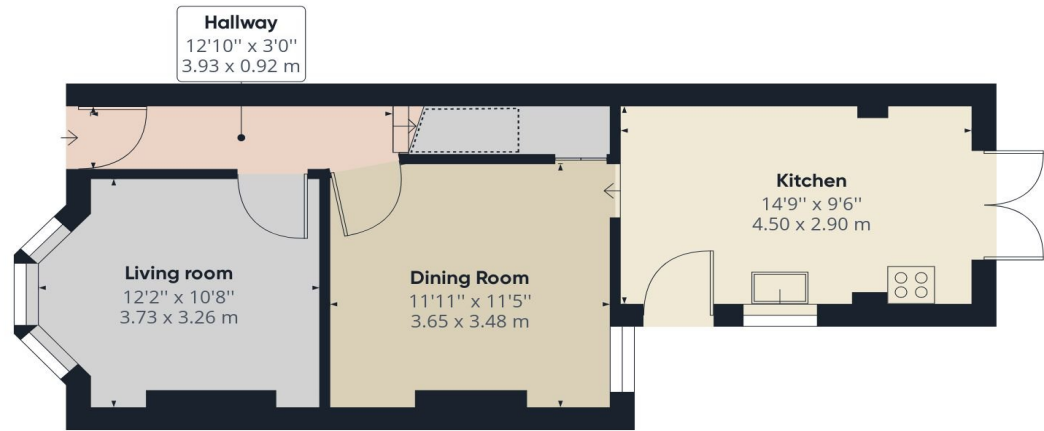


Services All mains services.

Tenure The property is Freehold

Council tax Band E

Viewing By arrangement with Pocock & Shaw



Approximate total area

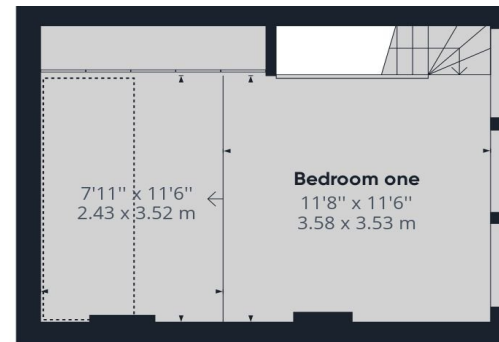
1104.29 ft²

102.59 m²

Reduced headroom

56.81 ft²

5.28 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested