



Bermuda Terrace, Cambridge
CB4 3LD

Pocock + Shaw

27 Bermuda Terrace
Cambridge
Cambridgeshire
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A Victorian end terrace house with 2 bedrooms plus loft conversion in a quiet traffic-free walkway off Frenchs Road and with open outlook over Histon Road Cemetery.

- Pedestrian terrace and traffic-free to the front with lovely views over the adjoining cemetery
- 2 Bedrooms plus loft room/ study
- Some period features
- First floor bathroom
- Two reception rooms
- Kitchen
- Gas central heating
- Rear garden
- Off street parking for one car
- No upward chain

Guide Price £495,000



Bermuda Terrace is a quiet traffic-free walkway running alongside Histon Road Cemetery over which there is a fine open outlook. It is situated between French's road and Histon Road, about 1 mile north of the City Centre. There are local shops and other facilities along Victoria Road and Histon Road and the well regarded St Lukes CofE primary school is around the corner in French's Road. The river and Jesus Green is also nearby.

This end terrace Victorian house, which retains much of its original character, benefits from a loft conversion. There is vehicular access from Bermuda Road at the rear and there is a parking space at the end of the garden.

Sitting Room 11'1" x 10'9" (3.39 m x 3.28 m) with panelled entrance door, sanded floorboards, sash window, fireplace recess with tiled surround and door to

Dining Room 10'6" x 11'1" (3.20 m x 3.39 m) with store cupboard under stairs, sanded floor, sash window, fireplace recess with pine surround, door to staircase and door to

Kitchen 13'1" x 6'6" (3.99 m x 1.99 m) with range of work surfaces with cupboards and drawers below, inset stainless steel sink, integrated dishwasher, plumbing for washing machine, space for fridge and freezer, cooker hood, tiled surrounds, wall mounted gas combi boiler, glazed door to garden, sash side window, further window overlooking the garden, vinyl flooring.

Fitted kitchen with cooker, fridge freezer, washing machine and dishwasher. Access to rear garden

Landing with door to staircase to second floor.

Front Bedroom 1 11'3" x 10'11" (3.43 m x 3.32 m) with sash window with views over the cemetery, cast iron fireplace with pine surround, radiator and built in store cupboard.

Rear Bedroom 2 7'5" x 8'2" (2.26 m x 2.48 m) with cast iron fireplace with pine surround, sash window and radiator

Bathroom 8'0" x 6'6" (2.43 m x 1.99 m) Fitted with a bath, shower cubicle with thermostatic shower, basin, wc, radiator, sash window and vinyl flooring.

Loft Room/ Study 12'8" x 9'10" (3.87 m x 3.00 m) with Velux rooflights to front and rear and eaves storage.

Outside Small front garden behind low wall with shrubs and terracotta path.

Rear garden at the bottom of which is an off-road parking space with access from Bermuda Road. There used to be a garage where the parking space is.

Off street parking for one car.

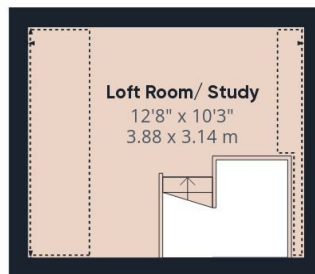
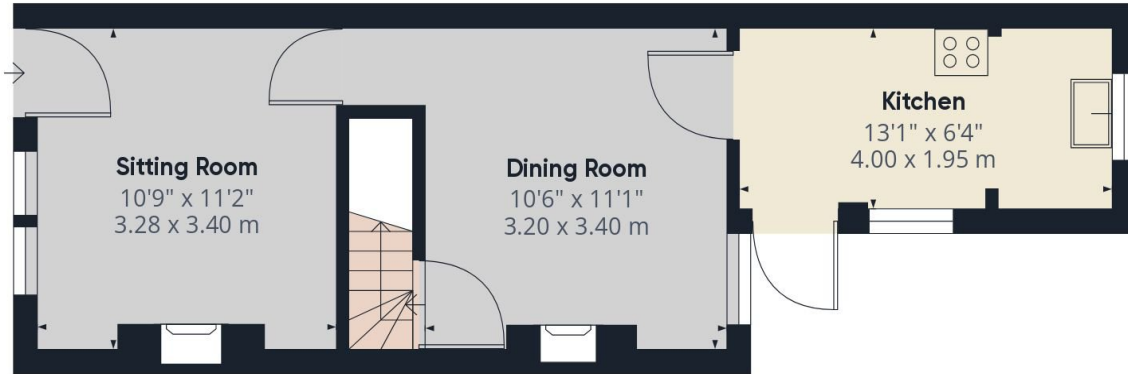
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

747.49 ft²
69.44 m²

Reduced headroom

40.2 ft²
3.73 m²



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

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