



53 River Lane, Cambridge, CB5 8HP  
Guide Price £495,000 Freehold



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**A CHARMING, VICTORIAN MID-TERRACE HOUSE PROVIDING EXTENDED ACCOMMODATION AND A SOUTH-WEST FACING GARDEN WITH A VERSATILE OUTBUILDING, LOCATED CLOSE TO THE RIVER CAM AND MIDSUMMER COMMON.**

- Extended Victorian home in the Riverside area
- Established west-facing garden with summerhouse/home working studio
- Two spacious bedrooms and first floor bathroom
- Close to the river, open green spaces, and the city centre
- EPC - C / 69

2 bedrooms – first floor bathroom – sitting room – dining room – kitchen with breakfast/study area – outbuilding – established gardens with pedestrian access – residents permit parking

53 River Lane is set back behind a walled garden along this leafy road adjacent to river, a short walk to large open green spaces and riverside walks into the historic centre.

The property has been extended and improvements have been made by the current owners in recent years. The accommodation is in good decorative order and all principal rooms enjoy lots of natural light.

The accommodation comprises a sitting room with a window overlooking the front aspect and exposed wooden floorboards, a dining room opening to the kitchen with a window overlooking the rear aspect, exposed wooden floorboards and an open staircase with concealed storage below. The well-equipped kitchen provides a range of storage units and drawers, polished working surfaces with inset sink and space for a range of freestanding appliances. A rear extension with glazed double doors to the garden provides additional space to the kitchen and has created a breakfast/study area.

Upstairs, the first-floor landing leads to a modern bathroom suite and two spacious bedrooms.

Outside, there is a walled front garden and a long south-west facing rear garden with a deep paved patio area, gravelled area with established shrubs and plants, a versatile timber outbuilding, garden shed and screened storage area with gated access to the rear.

**Location**

River Lane runs between Newmarket Road and Riverside and is within walking or cycling distance of the city centre, Grafton Centre, Midsummer Common and Stourbridge Common. In addition, the Science Park and Cambridge North Railway station with fast and regular services to London is approximately 1 mile away. A wide range of amenities and facilities are also nearby including delightful riverside walks. The property is within catchment for St Matthew's Primary School and Parkside Community College.

**Tenure**

Freehold

**Services**

Mains gas, electricity, water & drainage are all connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

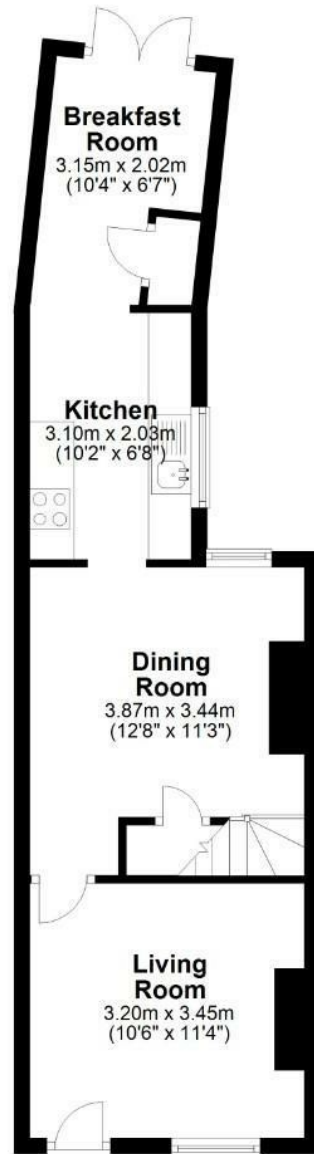
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



**Ground Floor**  
Approx. 37.5 sq. metres (403.9 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

