



42 Hertford Street, Cambridge, CB4 3AG  
Offers In Excess Of £600,000 Freehold



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**AN ATTRACTIVE 2 BEDROOMED TERRACED HOUSE OF ABOUT 900 SQFT WITH AN OPEN VIEW TOWARDS MAGRATH AVENUE IN THIS SOUGHT-AFTER AND CONVENIENT CITY AREA.**

- Spacious Victorian home with no onward chain
- 2 bedrooms and first floor bathroom
- Close to the river and the city centre

A charming 2 bedroom mid-terraced house in a quiet location close to the river and city centre. The property has a spacious living room with wide bay window with open views towards Magrath Avenue and double doors to the dining room, which in turn have a French door to the garden. There is a ground floor cloakroom and a kitchen with built-in units, integrated oven, hob and hood. There are spaces for other appliances.

On the first floor, the particularly wide main bedroom suite with walk-in bay, good-sized second bedroom with built-in wardrobes and a spacious bathroom. There is a gas-fired combination boiler. Loft store with rooflight and fitted ladder.

Outside there is a shallow front garden and a hard landscaped, enclosed rear garden measuring approximately 33ft by 12ft.

The property is mid-terraced and located at the point the terrace turns which leads to the southern flank wall narrowing to the rear of the property, please see floorplan.

**Location**

Hertford Street forms part of the popular residential area lying just north of the river and within easy walking / cycling distance of Jesus Green, the river, and the city centre. Local shopping is on Bridge Street and Mitcham's Corner. Excellent primary and secondary schooling available nearby. Cambridge Railway Station is about 2.5 miles away along with Cambridge North Railway Station also about 2.5 miles distant.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council  
Council Tax Band – E

**Fixtures and Fittings**

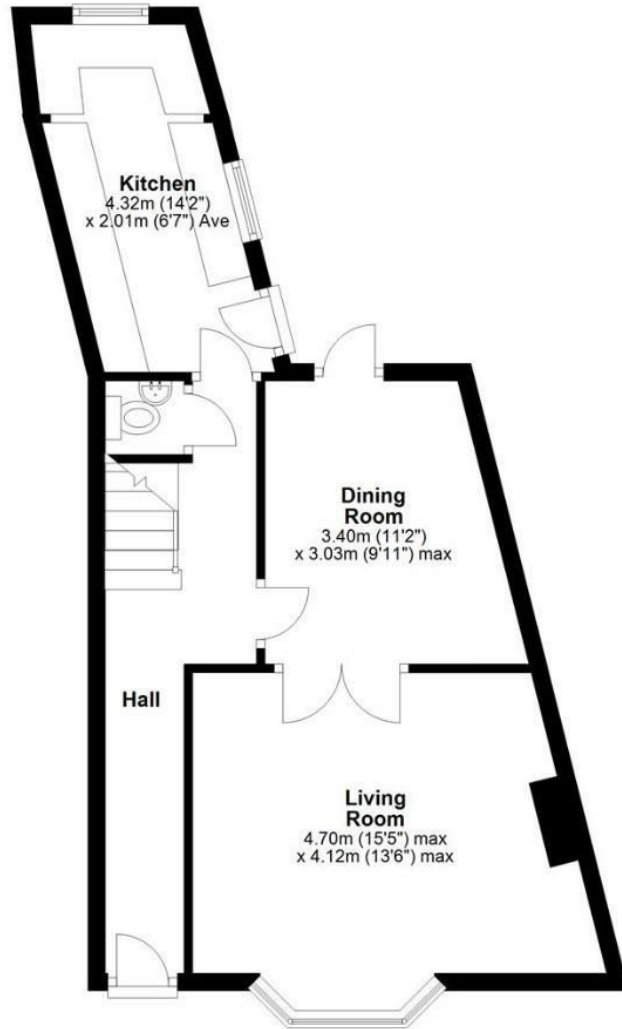
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

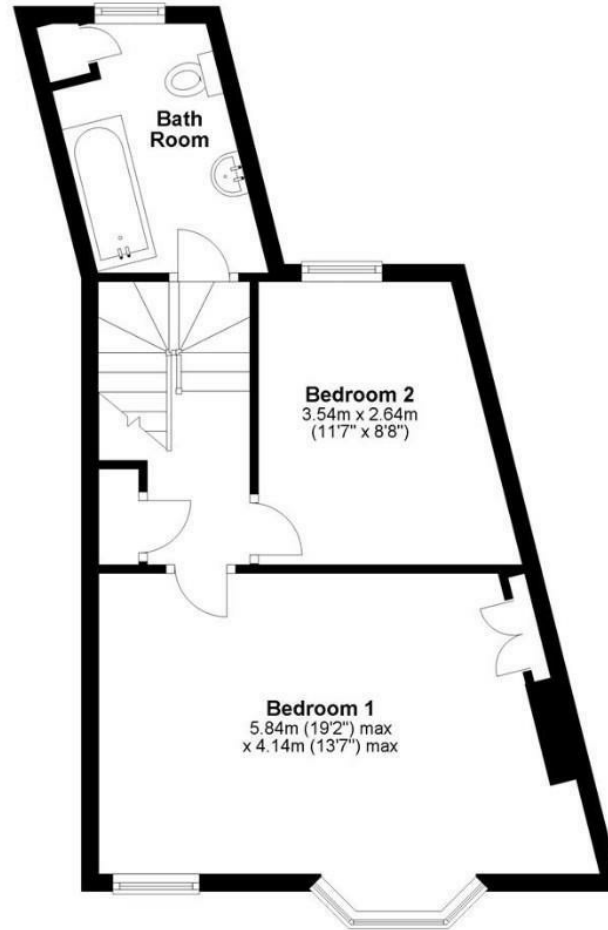
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 84 sqm (900 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(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.

