



203 Chesterton Road, Cambridge, CB4 1AN
Guide Price £1,100,000 Freehold



rah.co.uk
01223 323130

A SUBSTANTIAL, SEMI-DETACHED VICTORIAN HOUSE EXTENDING TO 1987 SQFT, INCLUDING AN INTERNAL ANNEX EXTENSION AND LARGE WALLED GARDENS WITH AN OUTBUILDING AND A CARPORT. LOCATED ON THE CORNER OF CHESTERTON ROAD AND GEORGE STREET.

- 1987 sqft / 184 sqm
- 4 bed, 4 recep, 2.5 bath
- Gas-fired heating to radiators
- Circa 1865
- Council tax band - G
- Semi-detached house
- 607 sqm / 0.15 acre
- Garage/workshop & carport
- EPC – E / 53

This extensive semi-detached family house on Chesterton Road is located just north of the river and occupies a corner plot position which includes generous and established walled gardens with brick-built outbuildings and a carport.

This fine bay-fronted home was significantly extended and altered in the late 1970's, creating a large open ground floor room with separate access and a private courtyard area. This versatile space has largely been used as an internal annex ever since and has increased the overall accommodation to an impressive 1987 sqft.

The property has been well cared for, retains some attractive period features and would benefit from sympathetic modernisation. The accommodation is arranged over two floors and comprises an entrance hall, two generous interlinking reception rooms with bay windows, a formal dining room with views to the garden and access to a bright and well-equipped kitchen and an inner hallway, which connects to the annex area and a separate shower room.

Upstairs, a split-level landing leads to a WC with adjoining storage room, a family bathroom suite and four bedrooms.

Outside, there are established gardens to the front, a private courtyard to the side serving the annex area and delightful rear gardens, which include a variety of plants, flowers, shrubs and trees. There is a generous and well-maintained lawn, an attractive brick-built outbuilding (garage/workshop) and a useful carport providing parking for one vehicle. Access to the parking area is from George Street.

Location

Chesterton Road forms part of a popular residential area just to the north of the river Cam. Midsummer Common and Jesus Green are close by with local shopping on Mitcham's Corner and Chesterton Road itself. Primary schooling is at Milton Road with secondary schooling at Chesterton Community College. The city centre (Market Square) is approximately 1.25 miles away and Cambridge North Station and Cambridge Science Park are within cycling distance.

Tenure

Freehold

Agent's Note

Ground floor extension added in 1979.

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - G

Fixtures and Fittings

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

Viewing

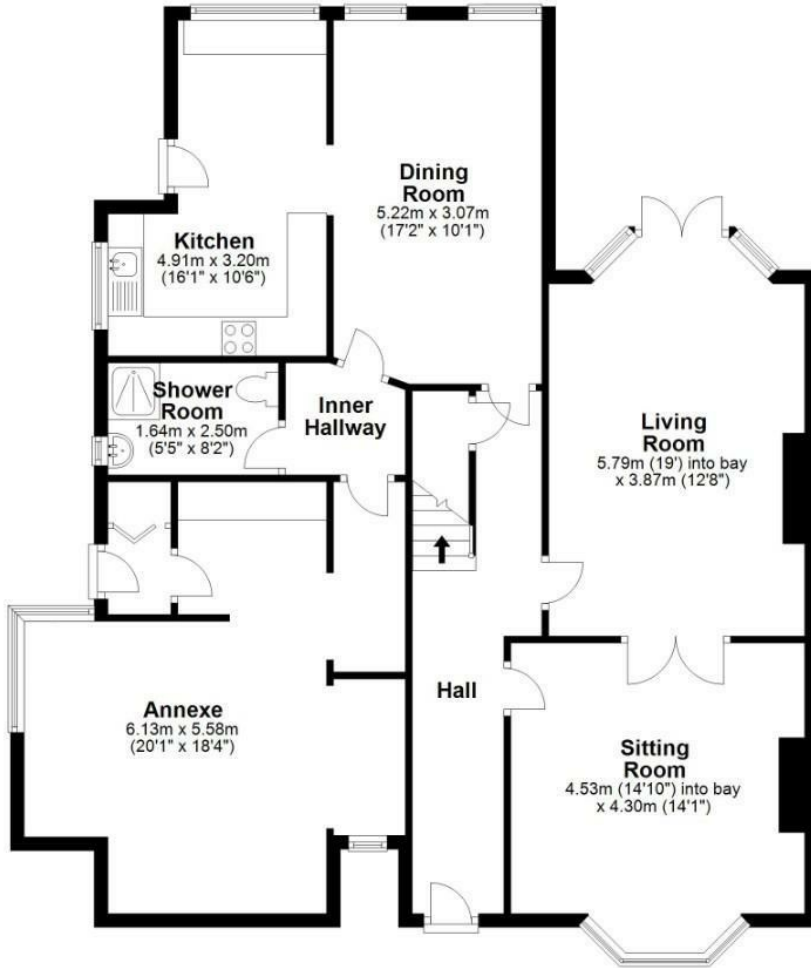
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





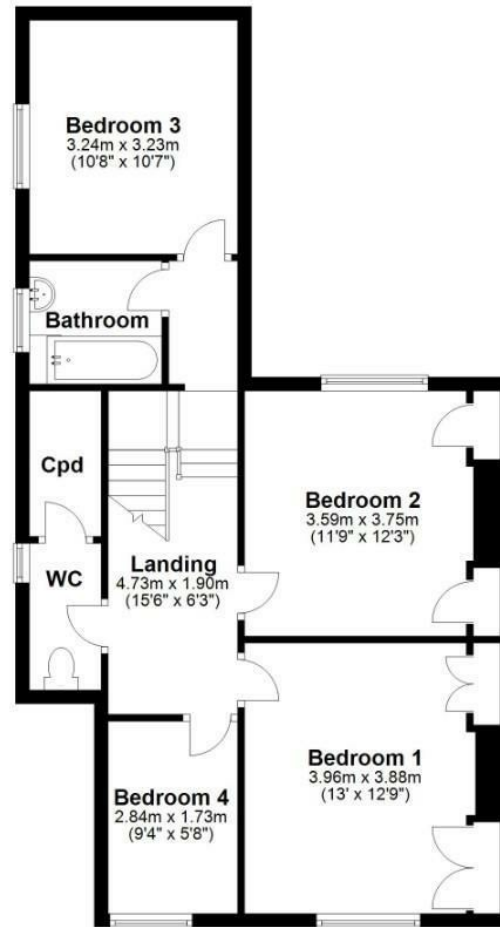
Ground Floor

Approx. 119.3 sq. metres (1283.9 sq. feet)

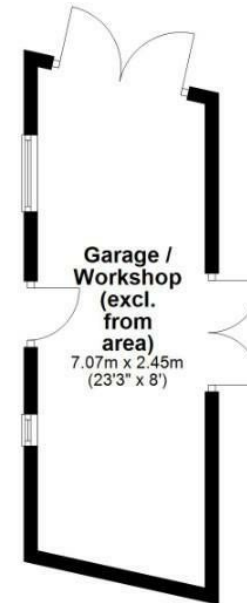


First Floor

Approx. 65.4 sq. metres (703.9 sq. feet)



Outbuilding



Total area: approx. 184.7 sq. metres (1987.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

70

53

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.



