



15 Riverside, Cambridge, CB5 8HL
Guide Price £925,000 Freehold



rah.co.uk
01223 323130

AN EXCEPTIONAL 4 BEDROOM, SEMI-DETACHED VICTORIAN HOUSE WITH A DELIGHTFUL SOUTH-FACING GARDEN, OCCUPYING AN ENVIABLE LOCATION WITH RIVERSIDE VIEWS, YARDS FROM MIDSUMMER COMMON.

- Superb family accommodation extending to 121 sqm
- Landscaped, south-facing garden with outbuilding and pedestrian access
- Underfloor heating to ground floor accommodation
- Prime central location with direct river views
- Catchment for outstanding primary and secondary school education
- EPC - B / 81

4 bedrooms including a superb second floor principal suite – mezzanine level to bedroom 4 – first floor family bathroom suite – impressive kitchen/dining room – sitting/family room – walled front garden – rear garden with newly constructed outbuilding

This superbly appointed and significantly extended, bay-fronted Victorian home on Riverside, enjoys uninterrupted views across the river Cam and is moments from scenic walks leading to the historic centre through Midsummer Common and Jesus Green.

The accommodation extends to 1312 sqft over three spacious floors and has been thoughtfully designed and finished to a high specification throughout, including all external areas.

The property is approached via a walled front garden with sympathetic flood prevention gates, attractive tiled pathway, and space for bicycle storage. The elegant reception hall benefits from original features typical of the era, provides concealed storage space and leads to all ground floor accommodation. The well-proportioned sitting / family room has a large bay window overlooking the front aspect, an open, exposed brick fireplace, attractive herringbone flooring, bespoke recess cabinetry with open shelving and glazed French doors with a fanlight. The extended kitchen / dining room is finished to an exceptional standard and provides quality hand-built cabinets and drawers, slimline working surfaces, space for a range of appliances, a patterned tiled floor and beautifully made windows and doors, which allow lots of natural light and access to the rear garden. There is a downstairs w.c. just off, which also houses the combination boiler.

The first-floor level comprises an impressive family bathroom suite and three bright and spacious bedrooms. Bedroom 4 has a versatile mezzanine level. The second floor comprises the principal bedroom suite with ensuite shower room, fixed shelving units and pull-out drawers, an exposed brick feature chimney breast and glazed French doors with a Juliette balcony.

Outside, there is a beautifully designed rear garden, which benefits from a south-facing aspect, a recently constructed timber outbuilding with power and lighting and secure pedestrian side access.

Location

Riverside 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

All mains services connected.

There are solar PV Panels to rear aspect of the roof. There is a pressurised combination boiler, which is located in the downstairs w.c.

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

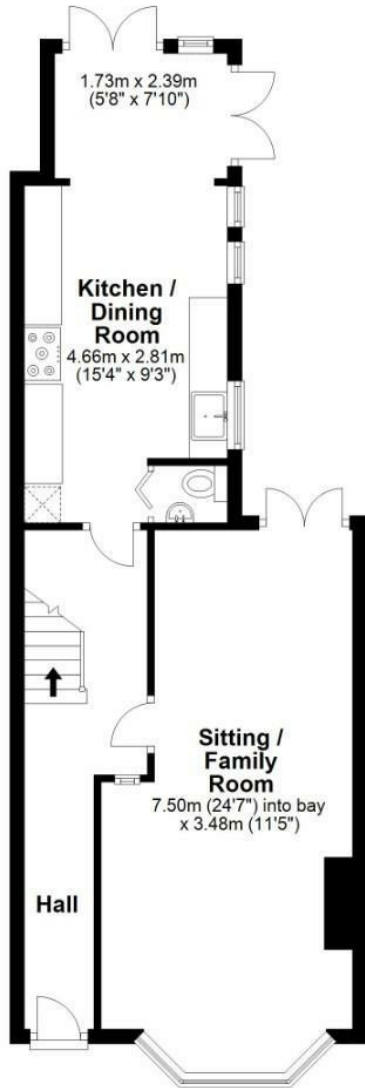
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



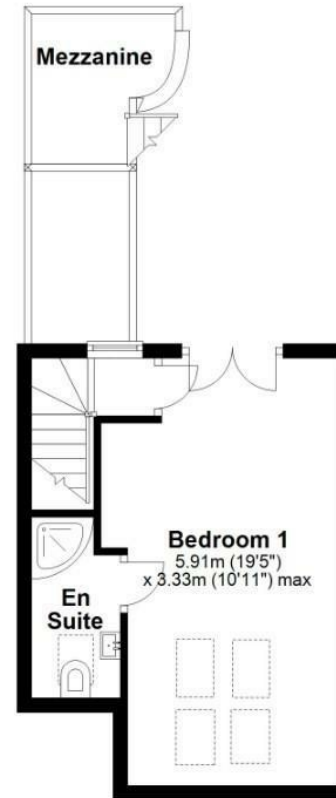
First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Second Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



Total area: approx. 121.9 sq. metres (1312.2 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	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

