



4 Hale Street, Cambridge, CB4 3BZ
Guide Price £400,000 Freehold



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A VERY WELL-PRESENTED VICTORIAN, 2/3-BEDROOM HOUSE OFFERING VERSATILE ACCOMMODATION AND A PRIVATE REAR GARDEN, OCCUPYING A CONVENIENT POSITION ON A QUIET STREET TO THE NORTH OF THE CITY CENTRE.

- Victorian, mid-terrace house
- 669 sqft / 62 sqm
- 0.02 acres
- Residents' parking permits
- EPC rating - C / 69
- 2/3 beds, 1 bath, 1/2 recept
- Open plan living space
- Double glazed sash windows
- Gas central heating to radiators
- Council tax band - C

This practical mid-terrace house has been comprehensively updated in recent years by the current owners, with works including, but not limited to, replacement of the roof with added insulation, new double-glazed sash windows and Velux windows, plus the installation of a new combination boiler.

The front entrance opens into the open plan living space, which features a kitchen area with tiled splashbacks and integrated fridge/freezer, electric oven with electric hob and an extractor hood over. An open winder staircase divides the space between the kitchen and living room and leads to the first floor. To the rear, a utility room has plumbing for a washing machine and access to a rear bedroom/study, along with a door to the rear garden. There is the possibility of reconfiguring the rear of the property into the main kitchen if desired or even extending further subject to planning consents.

On the first floor, there are two bedrooms, both of which have built-in storage. The bathroom has a three-piece suite including a bath with shower over, a wash basin and a WC.

Outside, gated access leads to the rear garden, which is predominantly laid to gravel and fully enclosed by wall and fencing.

Location

Hale Street forms part of a sought-after and charming residential area close to Alexandra Gardens and is only about 1 mile north of the city centre, which can be easily reached on foot or by bicycle. Jesus Green and Midsummer Common are close by and there are a good range of local shopping facilities and independent cafés and restaurants both on Victoria Road and Mitcham's Corner. Cambridge railway station is around 2 miles away, with Cambridge North Train Station around 2.5 miles away.

Tenure

Freehold

Services

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

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.



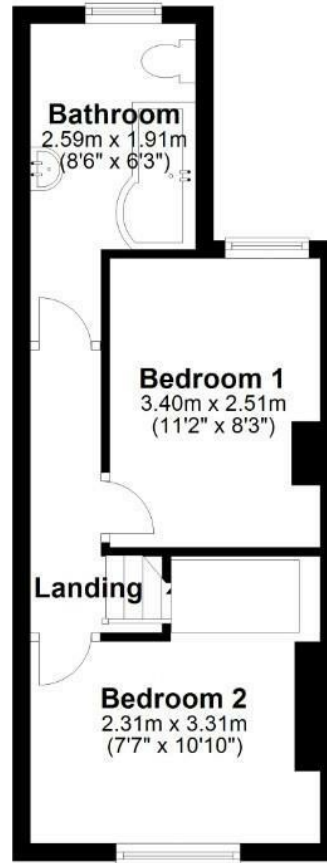
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



Total area: approx. 62.2 sq. metres (669.6 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		91
	(81-91) B		
	(69-80) C	69	
	(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	

