



19 Hardwick Street, Cambridge, CB3 9JA
Guide Price £770,000 Freehold



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**AN ESTABLISHED PERIOD RESIDENCE WITH AN EAST-FACING GARDEN,
OFFERING EXCITING SCOPE TO EXTEND AND IMPROVE (STPP), CONVENIENTLY
SITUATED CLOSE TO THE HEART OF NEWNHAM, AVAILABLE WITH NO CHAIN.**

- 975 sqft / 90 sqm
- 3 bed, 1 bath, 2 recep
- Permit parking
- Gas-fired heating to radiators
- Council tax band – E
- Mid-terraced house
- 80 sqm / 0.02 acre
- 1900's
- EPC – D / 54
- No chain

This period property dates from 1900 and enjoys a delightful position on the east side of the street, close to the heart of Newnham croft. The property is in need of cosmetic improvement, yet offers a superb opportunity for a buyer to be able to put their own stamp on the house and make it their own.

The property is entered via a solid timber door with a fanlight over, leading to an entrance hall with stairs to first-floor, understairs storage, and retains a decorative archway and corbels. There is an open-plan living / dining room, benefitting from a dual aspect, built-in shelving and storage. The kitchen has been fitted with a basic range of units and has a side door to the garden; integrated appliances include an oven and four-ring gas hob with an extractor over. We understand the freestanding fridge and washing machine can be included in the sale if necessary. Completing the ground floor accommodation is a bathroom with door to a separate W.C.

Upstairs are three bedrooms, two are comfortable doubles and the third, a nicely proportioned single. Built-in cupboards / storage can be found within bedrooms 1 and 3. The landing provides access to an insulated loft.

Outside, there is permit parking available. The rear garden measures 15' x 31' (max), is predominantly paved and bordered with a variety of shrubs. There is secure gated access to the rear, which gives pedestrian access back to the front of the street via Newnham Croft Street.

The property is available with no onward chain.

Agent's Note

We understand the curtilage of the rear garden extends beyond the rear gate, so the garden could be slightly extended by a new owner.

Location

Hardwick Street runs between Barton Road and Merton Street in the heart of Newnham Village and lies about 1 mile west of the city centre. There is a good selection of local amenities in Newnham itself, including award winning grocer, Co-op, butcher, baker, pharmacy and primary school. Secondary and private schooling for all age groups is available in the city. The city centre, colleges and various university departments can be reached by foot or bicycle via 'The Backs'. Grantchester Meadows and Lammas Land are both within walking distance.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

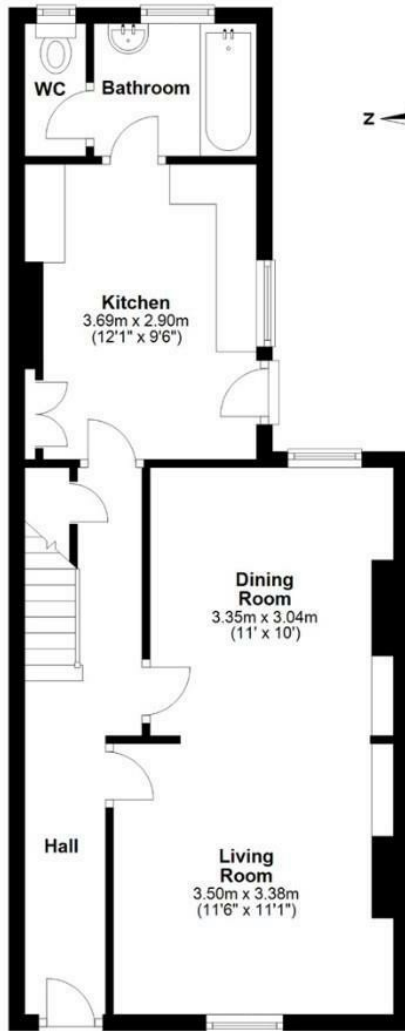
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

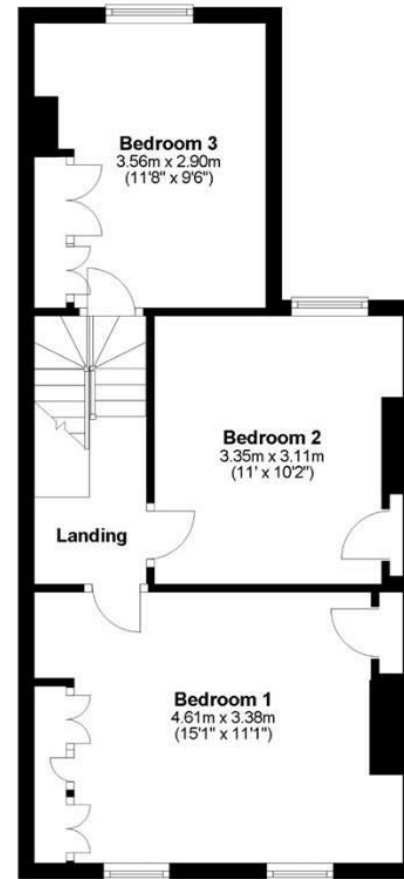
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 90 sqm (975 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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			54
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.

