



44 Humberstone Road, Cambridge, CB4 1JF
Guide Price £1,100,000 Freehold



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A BEAUTIFUL VICTORIAN HOME PROVIDING EXTENDED, MODERN ACCOMMODATION WITH THE BENEFIT OF A SEPARATE GARDEN ROOM/STUDIO AND SOUTH-FACING REAR GARDEN, LOCATED WITHIN THE DE FREVILLE CONSERVATION AREA.

- Victorian mid-terrace house
- 4 beds, 3 receptions & 2.5 bath
- South facing rear garden
- Gas-fired heating to radiators
- EPC – C / 70
- 1550 sqft / 144 sqm
- Detached garden room/studio
- 202 sqm / 0.05 acre
- Residents permit parking
- Council tax band - E

This attractive family home sits in a leafy, central residential area, just north of the river, close to scenic walks through Midsummer Common and Jesus Green to the city centre. Located on Humberstone Road, this extended, bay-fronted terrace house provides extended accommodation, which blends light, contemporary spaces with elegant rooms with period features and a superb studio located in the garden, extending to 1550 sqft in total.

A reception hall leads to a well-proportioned sitting room with bay window, central fireplace, bespoke cabinetry and book shelving. A private dining room provides access through glazed double doors to a paved side walkway and opens into an impressive and well-equipped kitchen with a large central island. A light and airy sitting room with a vaulted ceiling enjoys a full view of the garden and completes this modern, open plan space.

Upstairs, the first-floor landing leads to three spacious double bedrooms and a family bathroom suite. The principal bedroom suite spans the whole of the second floor and includes a large ensuite shower room and dressing area with fitted wardrobes.

Outside, there is a small established front garden and a south-facing rear garden with paved patio area, lawn, well-stocked borders of various shrubs, flowers and small trees, a well-constructed studio with split-level accommodation and a separate storage shed. There is gated pedestrian access to the rear.

Location

Humberstone Road is situated just to the north of the river in a highly regarded residential area near Midsummer Common. There is local shopping at Mitcham's Corner with primary schooling at Milton Road and a number of excellent independent schools within easy reach. The city centre can be approached on foot or bicycle by Midsummer Common and Jesus Green.

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

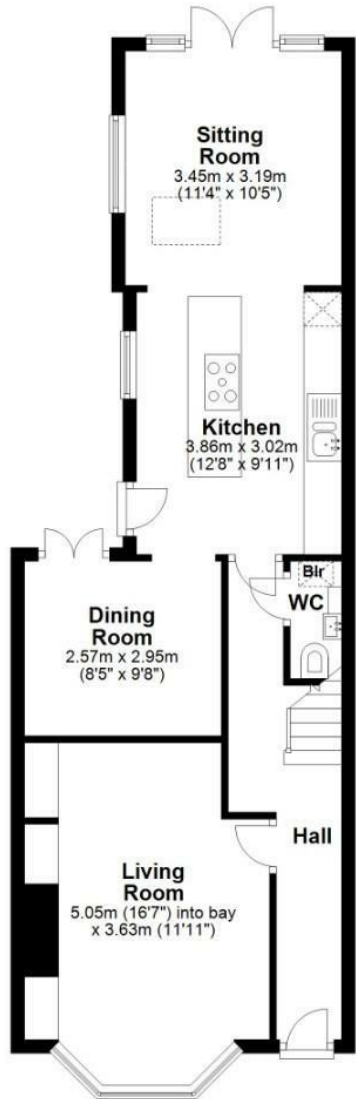
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





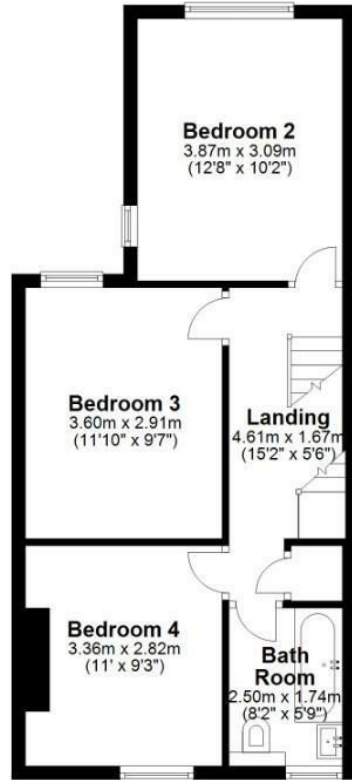
Ground Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



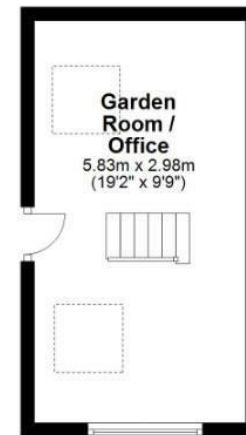
Second Floor

Approx. 24.6 sq. metres (264.6 sq. feet)



Outbuilding

Approx. 17.4 sq. metres (187.0 sq. feet)



Total area: approx. 144.0 sq. metres (1550.3 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		
		EU Directive 2002/91/EC
	70	83

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.



