



33 Herbert Street, Cambridge, CB4 1AG
Guide Price £775,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A HANDSOME VICTORIAN HOUSE PROVIDING EXTENDED AND SIGNIFICANTLY IMPROVED ACCOMMODATION WITH FINE PERIOD FEATURES, LOCATED ALONG A QUIET NO-THROUGH ROAD, CLOSE TO JESUS GREEN AND THE CITY CENTRE.

- 1198 sqft / 111 sqm
- 3 bed, 2 reception, 1 study, 2 bath
- 0.04 acre / 161 sqm plot
- Council tax band – E
- Loft conversion and rear kitchen/dining room extension
- Mid-terrace Victorian house
- On road parking (no permit required)
- Gas central heating to radiators
- EPC – C / 70
- West-facing rear garden with pedestrian access

This attractive, bay-fronted Victorian home on Herbert Street provides the perfect crossover of contemporary, functional living with all the character and charm of a fine period home.

Extended, remodelled and tastefully presented throughout, the accommodation spans three spacious floors and benefits from a high degree of natural light and a practical layout. The property would be ideal for families looking to live in a prime central location close to large green open spaces and excellent schools.

The property is accessed through a walled front garden, which provides screening and privacy from mature hedging and space for bicycle storage.

The accommodation comprises a reception hall with a staircase leading to the first-floor accommodation, an impressive open living room (formerly two rooms) with a bay window overlooking the front aspect, two period fireplaces, attractive wood floorboards and an understairs storage cupboard. An extended and redesigned kitchen/dining room enjoys lots of natural light, access and views to the garden. There is a well-equipped kitchen providing a matching range of cabinetry and drawers, working surfaces and space and plumbing for freestanding appliances.

Upstairs, the first-floor level comprises two spacious double bedrooms, a study room and a family bathroom suite with a separate shower cubicle. The impressive second-floor principal bedroom provides an ensuite shower room and generous and bespoke built-in wardrobe.

Outside, the rear garden is fully enclosed with gated pedestrian access and has a west-facing aspect. The garden offers a deep, paved patio area, lawn with established plants and shrubs set to borders and a useful timber storage shed.

Location

Herbert Street is situated in a popular area of Cambridge, lying between Chesterton Road and Milton Road, only a short walk across Jesus Green to the city centre. The area is very close to the De Freville estate and vibrant Mitcham's Corner, which offers an excellent range of independent shops, cafés, restaurants and public houses. Milton Road Primary School and Chesterton Community College are within walking or cycling distance. The historic centre is a pleasant walk or cycle ride away across Midsummer Common or Jesus Green. Cambridge Station, Cambridge North Station and The Science Park are 2.4 miles away.

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

We understand that all the curtains, light fittings and the cooker will be included in the sale of the property. Further white goods may be available by separate negotiation.

Viewing

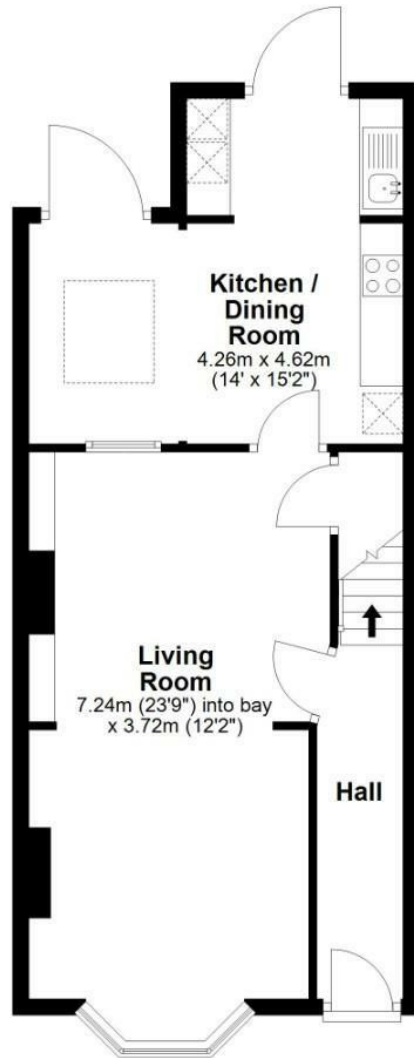
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



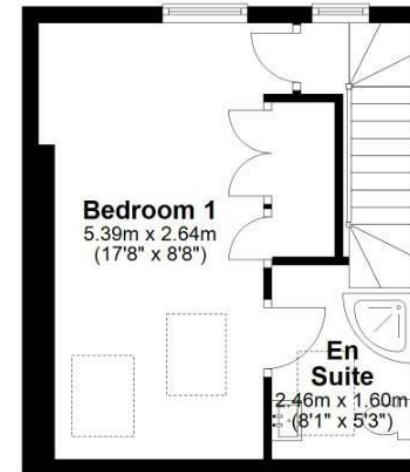
First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Second Floor

Approx. 24.3 sq. metres (261.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	84
	EU Directive 2002/91/EC	



