



26 Hooper Street, Cambridge, CB1 2NZ
Guide Price £550,000 Freehold



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01223 323130

BEAUTIFULLY RENOVATED VICTORIAN HOME WITH A SOUTH-FACING GARDEN AND APPROVED PLANNING PERMISSION FOR A LOFT CONVERSION, A SHORT WALK FROM CAMBRIDGE STATION AND THE CITY CENTRE.

- 648 sqft / 60 sqm
- 2 bed, 2 recep, 1 bath
- South-facing garden
- Gas-fired heating to radiators
- EPC – C / 76
- Victorian mid-terraced house
- Separate utility
- Free street parking
- Plot size - 0.01 acres
- Council tax band - C

Boasting a delightful blend of period charm and modern comforts, 26 Hooper Street is a well-presented Victorian terrace, loaded with natural light and constructed of Cambridge bricks. With a newly installed natural slate roof and upgraded wooden double-glazed windows, the property has been fully renovated to offer a future-proof energy-efficient living whilst retaining its gorgeous original period features. The front elevation features a stunning multipoint lock, wooden front door with brass fixtures, and a fleur-de-lis above its door and windows.

The elegant and characterful open-plan living room features designer lighting and attractive period features, among which are a working fireplace and restored Victorian wooden floorboards. It offers an unobstructed view of the rear south-facing garden, creating a bright and inviting reception/dining area. The high-ceilinged, open staircase has been thoughtfully designed, with built-in open shelves beneath and a tasteful cast iron handrail, enhancing the sense of openness and allowing natural light to flood the space. The kitchen is finished with solid wooden worktops and is finished with slate flooring, which continues through to the garden. The various integrated and freestanding appliances include a high-end Miele dishwasher compatible with the Miele app and PowerDisk system, a large under-counter fridge/freezer, as well as a spacious Belfast sink. Please refer to the 'Fixtures and Fittings' paragraph below. French doors open onto the south-facing garden.

Upstairs are two light and airy bedrooms, the principal bedroom spans the full width of the property and features a charming cast iron fireplace, flanked by elegant fitted wardrobes on either side. The property also offers the convenience of a first-floor utility room with shelving units, high-end Miele washing machine and tumble dryer, and a newly added Worcester Greenstar combi boiler. The bathroom is both practical and elegantly fitted, with honed natural slate tiles on the floor. A wide double-glazed timber sash window, featuring brass fixtures, is complemented by bespoke top-down Luxaflex Duette blinds, offering adjustable privacy while maximizing natural light in the room and the landing area.

The fully enclosed, low-maintenance garden is entirely tiled with natural slate and includes a secure wooden gate leading to a convenient right of way for bikes and bins

Agent's Note

The owners have acquired planning permission for a loft conversion REF: 24/03896/HFUL. Further details can be accessed via Cambridge City Planning.

Location

Hooper Street is situated near Mill Road, just off the popular Gwydir Street, in the vibrant Petersfield area known for its unique atmosphere and wealth of international cuisine, ranging from trendy bakeries and local pubs to Michelin starred restaurants. The location offers convenient walking access to the city centre and Cambridge main railway station, providing easy commuting to London King's Cross, Liverpool Street, and Addenbrooke's Hospital. The property is within the catchment area for St Matthew's Primary School and Parkside Secondary School, respectively rated Good and 'outstanding' by Ofsted.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

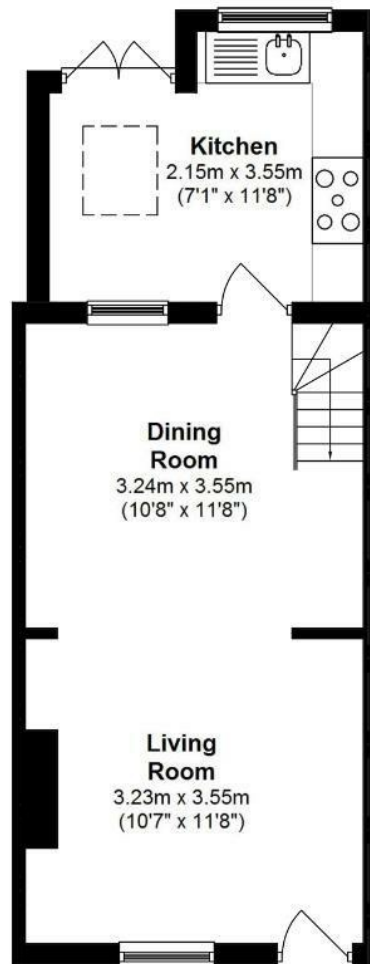
Fixtures and Fittings

The furniture, fixtures, and white goods, including the three Miele appliances, will be available by separate negotiation

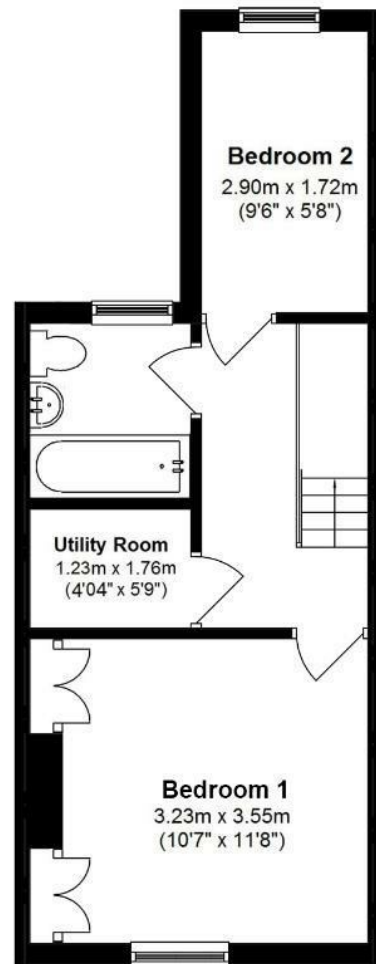
Viewing

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

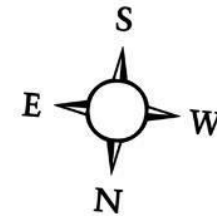




Ground Floor



First Floor



Proposed Second Floor

**Total area: approx. 60.2 sq. metres (648.5 sq. feet)
excluding second floor**

**This drawing shows the existing property in black,
and the second floor, for which planning approval has been obtained, in green.**

Drawings are for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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

