



**Radcliffe & Rust**  
Residential sales & lettings

**56 Union Lane, Cambridge CB4 1QB**  
**Offers In Excess Of £500,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this recently renovated three bedroom mid terrace house on Union Lane in Cambridge, CB4. Union Lane enjoys a fantastic position in Cambridge just north of the River Cam and just off Milton Road. Union Lane has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre, the Beehive Centre retail park and Cambridge's city centre is around a mile away. The property is in the catchment area for Milton Road Primary School which is located 0.6 miles from the property (approximately a 12 minute walk) and the closest secondary school is Chesterton Community College which is 0.9 miles from the property (approximately a 18 minute walk).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive mid-terrace period property in Union Lane, Cambridge, CB4. Having been recently refurbished, the property offers three bedrooms, well proportioned living spaces and an expansive rear garden close to the centre of Cambridge, this property is a real gem.

The property is set back from the pavement behind a wooden gate and fence. To the front of the property, there is a courtyard style garden with mature bushes either side giving privacy from the neighbouring properties. Once inside, you are welcomed directly into the open plan living and dining room. The rooms have been opened up to create a free flowing space. The living area overlooks the front of the property and has an original cast iron fireplace with tiled surround. The dining area can comfortably seat 4 - 6 people and has a window overlooking the rear of the property. There is an original hearth in the dining room so a second original fireplace could be re-instated if required by the new owner. Within the dining room there is also a doorway with stairs leading to the first floor and an understairs cupboard.

Directly from the living and dining room, there is a doorway leading to the kitchen and separate utility space at the rear of the property. Recently installed, the kitchen consists of light wall and base units with wooden coloured worktops and white metro wall tiles. Within the kitchen there is a stainless steel sink and drainer, electric oven, induction hob, stainless steel cooker hood and integrated dishwasher, integrated washing machine and full height fridge freezer. At the end of the kitchen is a utility area with additional full height cupboards and space for a small dining table. From the utility / breakfast space, there French doors leading to the rear garden. If required by the new owner, there is the possibility to extend the width of the kitchen to the full width of the property to create a larger kitchen diner (STP).

On the first floor, there are three bedrooms and the bathroom. The first bedroom you come to at the top of the stairs, is bedroom one. Overlooking the front of the property, the room is flooded with light thanks to the two large windows and enjoys a cast iron original fireplace. Around the room are also picture rails offering further original character and appeal. Bedroom two

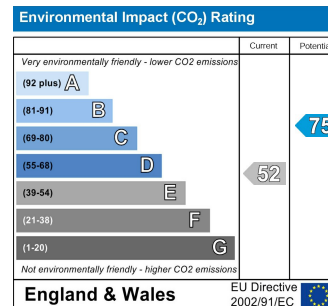
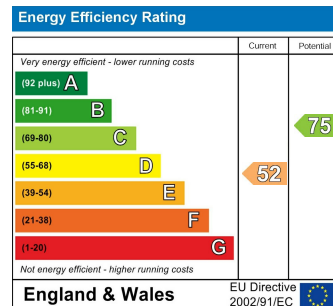
is directly next door to bedroom one and can comfortably fit a double bed. Overlooking the rear of the property, this bedroom also has a cast iron fireplace and picture rails. Perfectly positioned between the bedrooms is the bathroom. Newly installed, the bathroom has modern rectangle shaped white wall tiles and offers a bath with overhead shower and glass shower screen, W.C. and hand basin the bathroom has natural daylight thanks to a Velux skylight. At the rear of the first floor is bedroom three. An extension of the original property (along with the kitchen and utility / breakfast room on the ground floor), this bedroom overlooks the rear of the property and has space for a single bed and additional storage furniture.

To the rear of the property, there is a great sized rear garden. The area directly outside the property offers a large paved patio area perfect for Al Fresco dining and entertaining with a large grassed area beyond. At the end of the garden, there is a second paved patio area and wooden shed.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

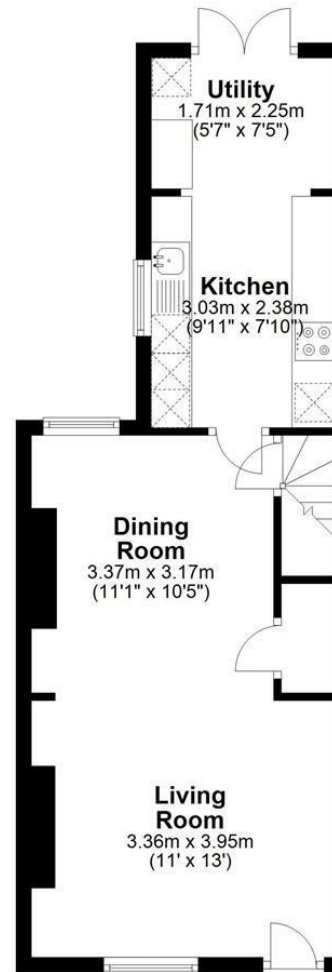
Tenure: Freehold  
Council tax: Band C = £1,999 for 2024 - 2025 (Cambridge City Council)  
Chain details: Chain free





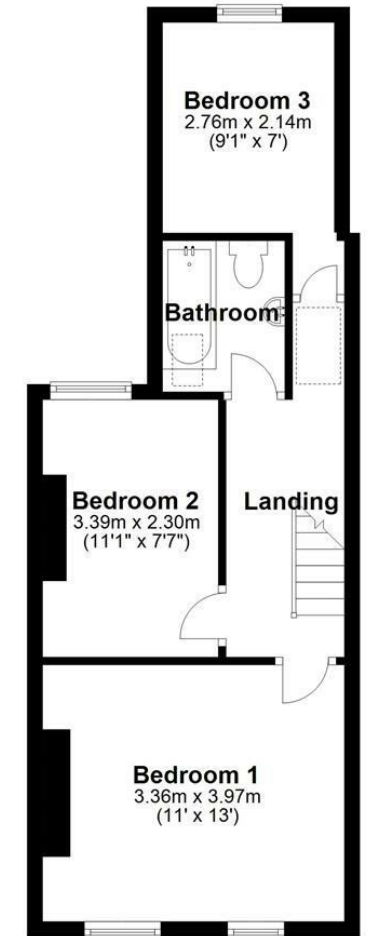
### Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



### First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 76.6 sq. metres (824.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>52</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-90) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>75</b>
	<b>52</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

