



Radcliffe & Rust
Residential sales & lettings

49 Riverside, Cambridge CB5 8HN
Offers In The Region Of £500,000

Radcliffe & Rust Estate agents Cambridge, are delighted to present to the market this three bedroom mid-terrace house in Riverside, Cambridge, CB5. Situated directly on the river Cam, the property offers fantastic views over the river and is within easy walking distance of Cambridge's most famous parks and open spaces while being just over 1 mile from Cambridge city centre. Cambridge train station is less than two miles from the property and Cambridge North train station is only 1.2 miles away, which is around a seven minute cycle ride. The property itself requires full renovation and modernisation throughout and could benefit from extending the current property including into the loft if required by the new owner. This property offers the perfect blank canvas for the new owner to really put their stamp on the property and make it their own.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this mid-terraced property in Riverside, Cambridge, CB5. With generous front and rear gardens, the property overlooks the River Cam and offers pleasant views from the front of the property over the river. The property requires full renovation and modernisation throughout which will likely include electrics, plumbing, damp treatment and modernisation of kitchens and bathrooms so although the to-do list would be long, the property will make a stunning home at the end of the renovation process.

The front of the property is on the opposite side of a residential road (Riverside) which runs next to the River Cam. From the pavement, the property is accessed via some steps and a footpath leading to the front door. On the right hand side of the footpath are mature bushes which offer privacy from the neighbour's front garden. On the left hand side of the footpath, the front garden is laid to lawn. Once inside, there is a hallway with stairs leading to the first floor. The period features are visible as soon as you enter the property with the original curved arch and moulding visible overhead. On the left hand side of the hallway is a door leading to all of the ground floor rooms. The living room is the first room you come to. Overlooking the front of the property and flooded with light thanks to the large bay window, the living room has an original cast iron fireplace with tiled surround and original tiled hearth on the floor in front of the fireplace. The wall between the living and dining rooms have been removed to create one large open plan space. The dining room also has an original fireplace with cupboards with wooden doors built into the alcove to the left of the fireplace. The dining room is large enough for a table for at least four to six people and there is also a useful under stairs cupboard in the room. In the dining room, there is a window overlooking the rear garden. From the dining room there is an internal hallway which has a door leading to the rear garden (on the left), the bathroom (on the right) and the kitchen which is straight ahead. The bathroom is currently set-up as a wet room with a W.C., walk-in shower cubicle with curtain surround and hand basin with

grey floor to ceiling tiles. The kitchen overlooks the rear of the property. Requiring full renovation and replacement, the kitchen currently houses the boiler. If required by the new owner, the ground floor of the property could be extended to create a larger kitchen diner, utility room etc subject to the relevant planning permissions.

On the first floor, there are three bedrooms. At the top of the stairs, the first room you come to is bedroom three. Overlooking the rear of the property, bedroom three has an original fireplace and although it is the smallest of the bedrooms, it is still a great size. If required by the new owner, bedroom three could be the perfect place for a first floor bathroom. Next to bedroom three is bedroom two. Also overlooking the rear of the property, bedroom two also has an original feature fireplace with alcoves either side. Bedroom one is situated at the front of the property. Offering stunning views over the River Cam via the two large windows, this bedroom also has a feature fireplace with alcoves either side, one of which has been used as a wardrobe / storage space. On the landing next to bedroom one, there is a cupboard which may have previously housed the water tank. If the new owner planned to extend the bedroom numbers into the loft, this could be removed and a staircase added into the loft space.

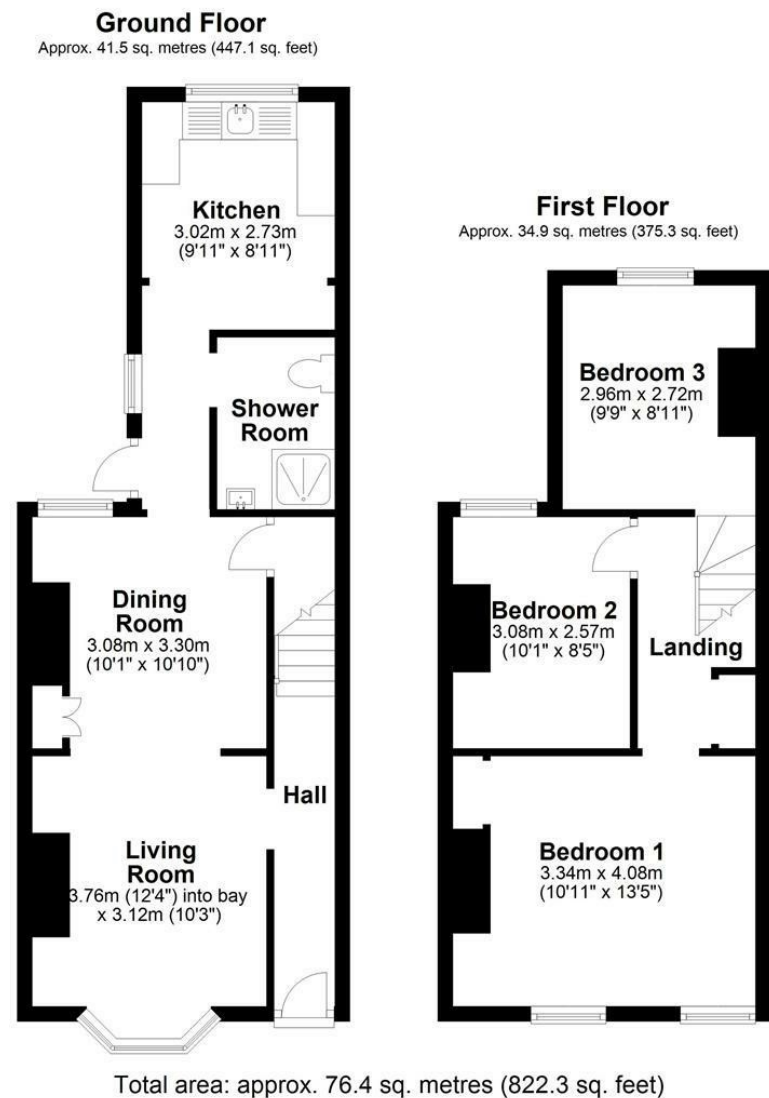
To the rear of the property, there is a generous rear garden. As with the rest of the property, the garden requires some TLC but could be the perfect place to relax and entertain.

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: D, £2,248 for 2024/25
Sold with no onward chain





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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

