



Radcliffe & Rust
Residential sales & lettings

14 Springfield Road, Cambridge CB4 1AD
Guide Price £525,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this Victorian mid-terraced property on Springfield Road in Cambridge, CB4. Located just off the ever-popular Chesterton Road, this area is highly sought after for its location; easy access to both the Business Park, Science Park and Cambridge North train station, with the latter being less than 2 miles from the property, around a 10 minute cycle ride. With Chesterton being slightly north of the centre of town, it also offers easy access to the A14 and M11 corridor which makes the location ideal for anyone working in the city or indeed needing to commute further afield. The very heart of the city is only 1.5 miles away. The river and wide open green spaces of Midsummer Common are also a 10 minute walk away. Local amenities are vast with an array of coffee shops, restaurants, pubs and takeaways all within an easy walking distance.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this Victorian mid-terrace property in Springfield Road, Cambridge, CB4. Enjoying an excellent location close to the city centre, transport links and local amenities, the property offers the new owner the perfect blank canvas to modernise and put their stamp on the property.

The exterior of the property enjoys a large bay window to the ground floor and light brick facade. There is a courtyard style front garden laid with original Terracotta tiles and once inside the property there is a hallway with stairs leading to the first floor. In the hallway, there is an original decorative moulded archway overhead and further original features could be reinstated into the property if required. On the left hand side of the hallway, there is a door which leads into the open plan living and dining room. The wall between these rooms has been removed to create an open plan space with the living room overlooking the front of the property and the dining room overlooking the rear. The living room is flooded with light thanks to the large bay window and has a chimney breast with alcoves either side where glass fronted cupboards have been added. There is currently an electric fireplace in the chimney breast however an original fireplace or possibly a log burner could be added in if required.

There is a second chimney breast in the dining space which is large enough for a table for at least four to six people. In the dining space, there is also a useful understairs cupboard. At the rear of the ground floor is the kitchen which leads into the bathroom. The kitchen would benefit from modernisation and has original Terracotta tiles on the floor. The kitchen has a half glazed door leading to the rear garden and within the current kitchen there is space and plumbing for a washing machine and a freestanding oven, the boiler is also housed in the kitchen. The final room on the ground floor is the bathroom which has a bath with overhead shower and hand basin and a wall which separates the W.C. from the rest of the bathroom. The space could be made larger by removing the wall between the W.C. and bathroom if required.

On the first floor, there are three bedrooms. The first room you come to at the top of the stairs is bedroom two. Overlooking the rear of the property, bedroom two could fit a double bed if required. Next to bedroom two is bedroom three. Bedroom three, although it is the smallest of the bedrooms is still a good size and would work really well as a single bedroom, nursery, exercise or office space. At the front of the landing is bedroom one. With two large windows flooding the room with light, bedroom one could comfortably fit a double bed.

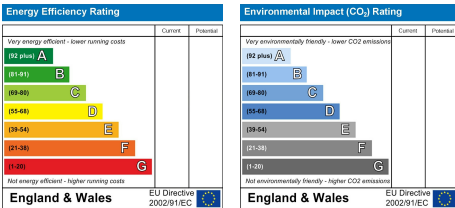
Wardrobes have been added along one wall in bedroom one offering valuable storage space. If required and subject to the relevant planning, a loft conversion may be possible to create a large master suite.

To the rear of the property there is a private rear garden mainly laid to lawn. If a larger ground floor was required, there is the possibility to extend the current footprint of the property into the rear garden to create a large open plan kitchen diner. The neighbouring property on the right hand side of this property has done exactly that.

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.

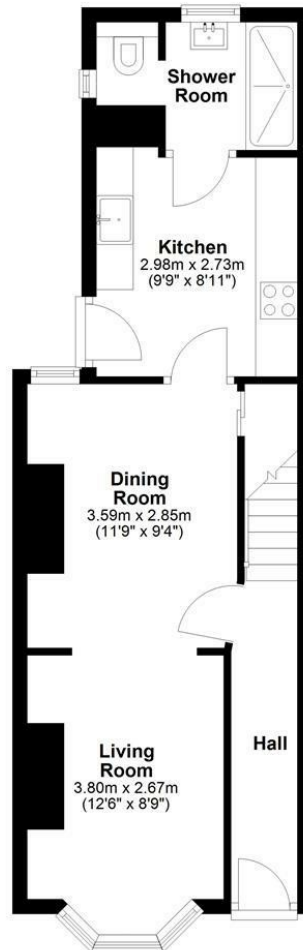
Agents notes

Tenure: Freehold
Council tax: Band E = £2,748 for 2024 - 2025 (Cambridge City Council)



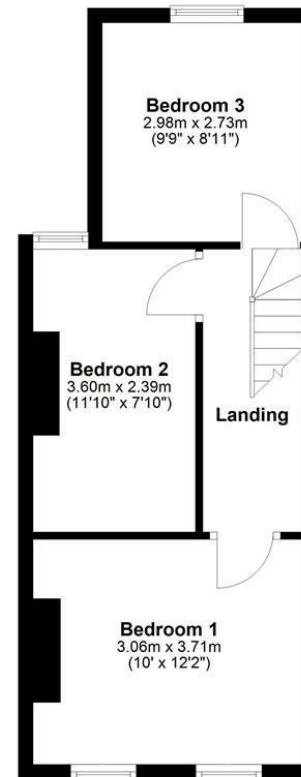
Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

