



Church Rate Walk, Cambridge, CB3 9HJ

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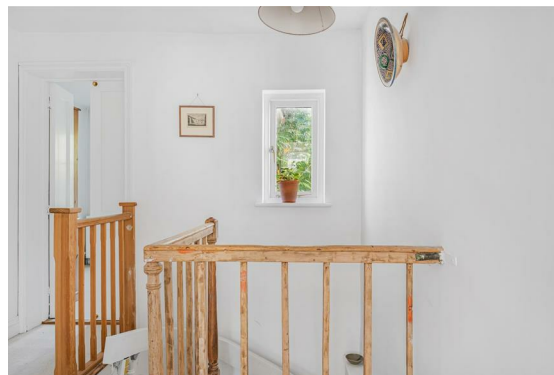
Cambridge,
CB3 9HJ

Kingfisher Cottage is a fine example of an early Victorian townhouse, with accommodation over three floors, located in this rarely available, convenient location within old Newnham. In this attractive traffic free location with its enclosed private walled garden close to the Mill Pond, and the city centre.

3 1 1

Guide Price £925,000





LOCATION

Church Rate Walk enjoys an enviable position within the sought-after Newnham area of Cambridge, offering excellent access to the city centre and the historic University colleges, with a wide range of shops, cafés, restaurants and everyday amenities close at hand. The surrounding area is particularly well suited to walking and cycling, with pleasant routes towards the River Cam, Grantchester Meadows and the city centre. Regular bus services operate nearby on Newnham Road and The Fen Causeway, while Cambridge railway station is approximately 1.2 miles away, providing fast connections to London and beyond. Road links are also readily accessible via the A1134 and A603, with convenient onward connections to the M11 and wider regional road network.

FOUR PANELLED TIMBER ENTRANCE DOOR

with a glazed picture light above leading into:

ENTRANCE HALL

with moulded cornicing, archway, radiator, staircase rising to the first floor.

LIVING ROOM

with moulded cornicing, open fireplace with wooden mantel (no hearth), fitted shelving to chimney breast recesses, wooden flooring, double panelled radiator, radiator, sash window to the front with shutters, double glazed casement window to the rear with shutters. Timber latch door with staircase leading to the lower ground floor. Open archway through to:

KITCHEN/DINING ROOM

Kitchen is fitted with a range of storage cupboards and drawers with rolltop working surfaces with inset one and a half bowl sink unit with mixer tap, tiling to splashbacks, fitted electric oven and hob, tiled floor, double panelled radiator, casement

window and double glazed vellum above. UTILITY RECESS with plumbing and space for automatic washing machine, double glazed Velux rooflight, double glazed casement window to the rear and side and twin double glazed doors leading out to the rear garden.

LOWER GROUND FLOOR

BEDROOM 3

covered radiator, window to the front with shutters and tiled floor.

EN SUITE CLOAKROOM

low level w.c., hand wash basin, part tiled wall, tiled floor, cupboard.

ON THE FIRST FLOOR

LANDING

cupboard housing insulated hot water tank and slatted shelving.

BEDROOM 1

fireplace surround, cupboard to chimney breast recess, radiator and two sash windows to the front.

BEDROOM 2

wall lights, double panelled radiator, a pair of double glazed French doors to the rear with Juliet balcony.

BATHROOM

fitted with a white four piece suite comprising tiled shower cubicle with sliding door, dual flush w.c., wash hand basin with mixer tap and bidet, tiling to walls, tiled floor, heated towel rail/radiator, double glazed and frosted casement window to the rear.

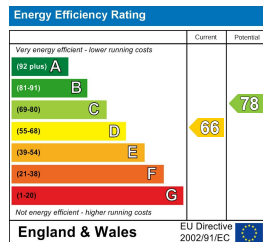
OUTSIDE

The property is located on Church Rate Walk with pedestrian access to the front garden with flowering and shrub beds, wrought iron railings and a tiled pathway to front door.

Enclosed rear garden with walling to side and rear and fencing to other side with well stocked shrub beds and summer house. Small ornamental pond, brick path, with bordering shrubs, outside tap and gated access with shared passageway leading to the front.







Guide Price £925,000

Tenure - Freehold

Council Tax Band - C

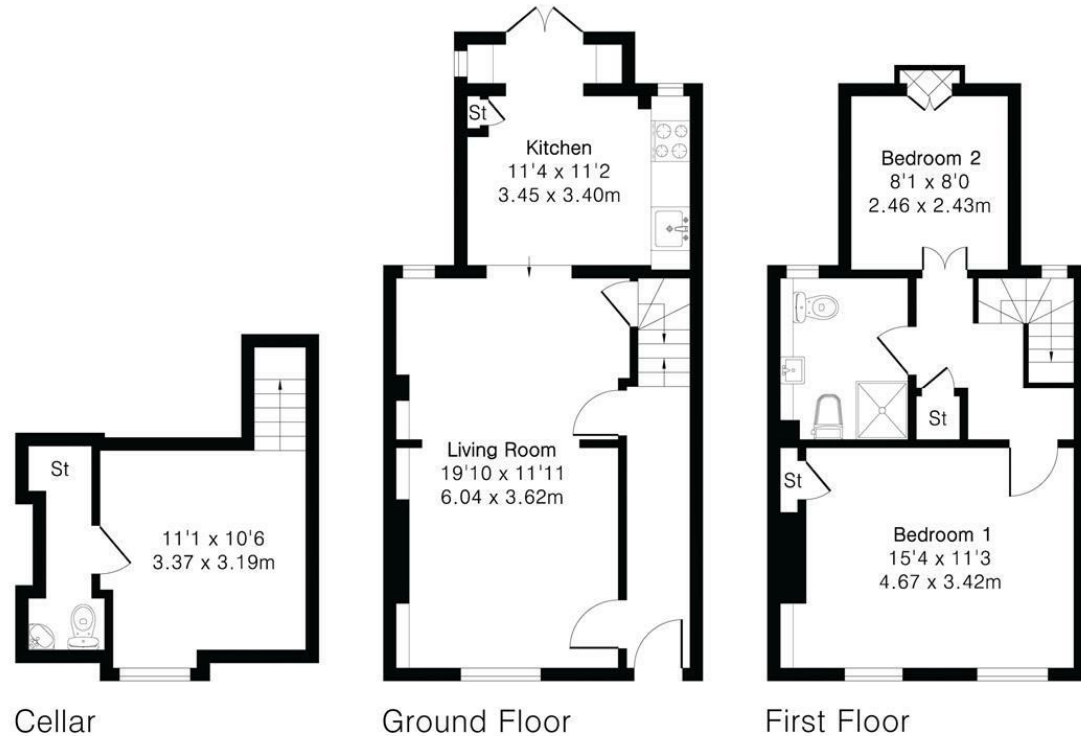
Local Authority - Cambridge City Council

Approximate Gross Internal Area 948 sq ft - 88 sq m

Cellar Area 157 sq ft - 15 sq m

Ground Floor Area 421 sq ft - 39 sq m

First Floor Area 370 sq ft - 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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