



EXQUISITE HOME

HISTON ROAD, CAMBRIDGE

*A Victorian house of four bedrooms, about a mile
north of the city centre*

03333 606040

PROPERTY FEATURES

- Victorian terraced house
- Four bedrooms and a bathroom with a bath and a separate shower
- Two reception rooms opening into one another, front to back
- Cast-iron fireplace with tiled cheeks in the dining room
- Pine floorboards, sash windows and cornicing
- Kitchen/breakfast room nearly 24 feet long, with French doors to the garden
- Principal bedroom with a bay window and a second window to the side
- Ground-floor WC
- Walled rear garden with a stone-flagged terrace and a small lawn
- Redecorated throughout and currently run as a short-term let
- About a mile from the city centre, with Cambridge station about two miles away



HISTON ROAD | CAMBRIDGE

HISTON ROAD

BEHIND THE CREAM-RENDERED FRONT AND THE BLUE FRONT door is a Victorian terraced house that has been redecorated throughout and presented with real flair. The period character has been kept where it counts, in the pine floorboards, the tiled cast-iron fireplace, the sash windows, the cornicing and the turned balusters of the staircase, and everything around it has been brought up to date.

The plan is the classic Victorian one, and it works as well now as it ever did. Two reception rooms open into one another from front to back, a kitchen and breakfast room nearly 24 feet long leads out through French doors to a walled garden, and upstairs there are four bedrooms and a bathroom. The principal bedroom sits at the back of the house with a bay window and a second window to the side, so it takes the light from two directions.

It is currently run as a short-term let, which is why it is in such good order, and it would suit an investor as readily as anyone looking for a home within easy reach of the centre.





LIVING ROOM



DINING ROOM





KITCHEN/BREAKFAST ROOM

ACCOMMODATION

HISTON ROAD | CAMBRIDGE

GROUND FLOOR

Hall 19'1" x 4'11" (5.82m x 1.50m)

The front door opens into a long hall with pine floorboards and the staircase rising ahead, laid with a herringbone runner. At the far end, a small lobby leads to the WC and the kitchen.

Living room 12'4" x 11'10" (3.75m x 3.61m)

At the front of the house, with a tall sash window, cornicing and floating shelves fitted into the alcoves either side of the chimney breast. A wide opening leads through to the dining room behind, so the two rooms read as one long, light space.

Dining room 10'10" x 9'9" (3.29m x 2.96m)

Here is the house's cast-iron fireplace, with decorative tiled cheeks and a brick hearth, set against pine floorboards and a sash window. It would serve equally well as a dining room or as a snug for winter evenings.

WC 4'2" x 2'2" (1.27m x 0.66m)

Off the lobby between the hall and the kitchen.

Kitchen/breakfast room 23'9" x 10'0" (7.25m x 3.06m)

maximum

The kitchen runs back from the hall towards the garden, fitted along both sides with timber shaker-style units beneath a white tongue-and-groove ceiling set with downlighters. There is a stainless steel sink under the side window, a gas hob with an extractor over, a built-in oven and a splashback of pale green scalloped tiles. At the far end, a bay with French doors and windows either side makes a bright breakfast area with room for a table and chairs, and opens straight onto the garden.

FIRST FLOOR

Landing 13'4" x 2'6" (4.06m x 0.75m)

Laid with herringbone carpet, with room at the top of the stairs for a small desk.

Bedroom one 14'9" x 10'2" (4.49m x 3.09m) maximum

Set over the kitchen at the back of the house, this is the room people remember. A bay window looks out over the garden walls and neighbouring rooftops to the trees beyond, and a second wide window to the side brings in light from another direction.

Bedroom two 10'9" x 9'9" (3.28m x 2.98m)

A double bedroom in the middle of the house, with a window to the rear and a chimney breast flanked by alcoves.

Bedroom three 11'11" x 8'9" (3.62m x 2.67m)

A further double at the front of the house.

Bedroom four 9'3" x 7'4" (2.83m x 2.23m)

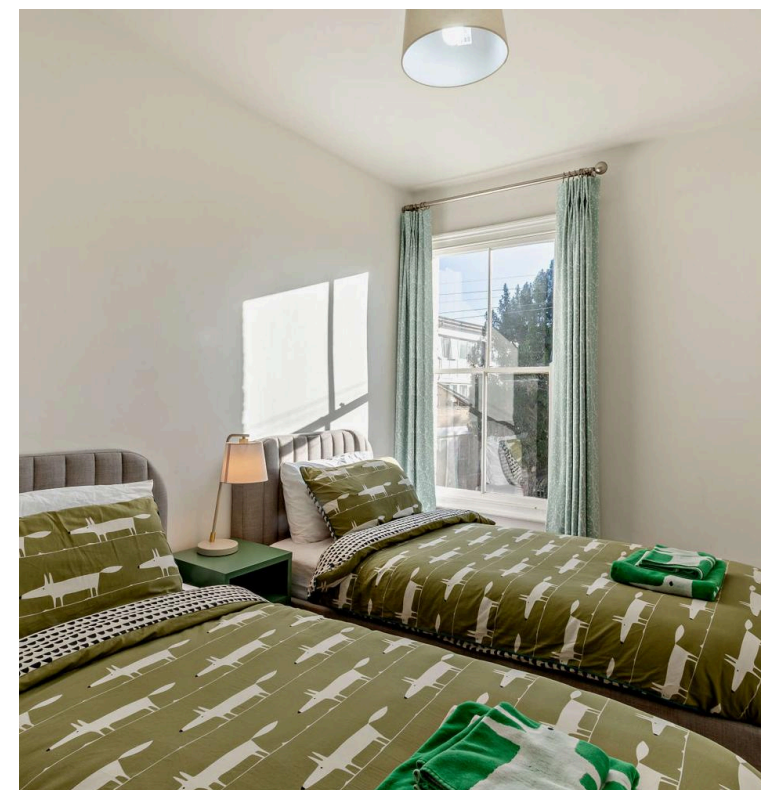
Also at the front, a fourth bedroom that would also make a good study.

Bathroom 10'3" x 5'5" (3.12m x 1.64m)

Fitted with a bath, a separate shower, a basin and a WC, with a window to the side.

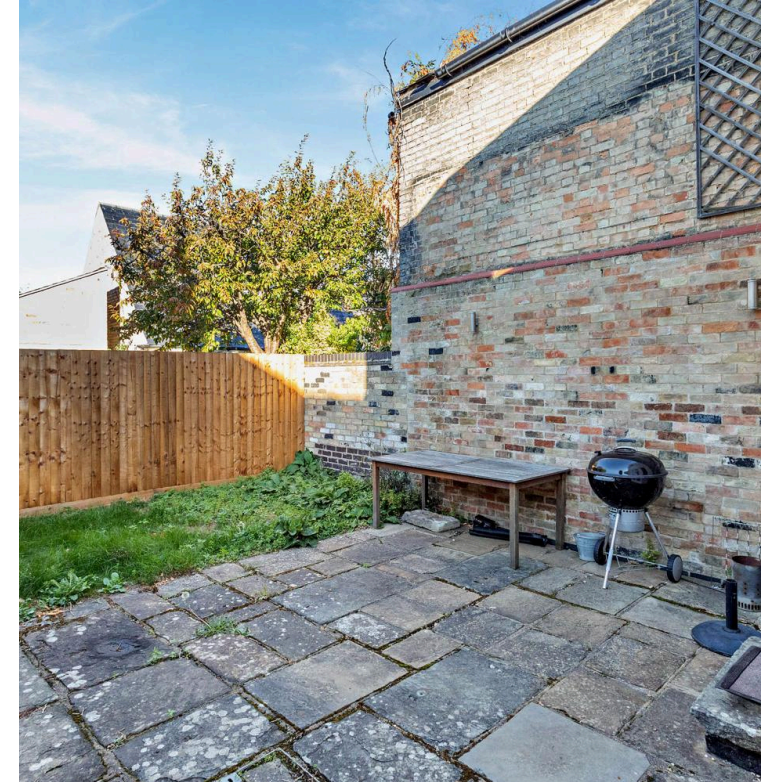
OUTSIDE

A low brick wall and gate enclose a small garden at the front. At the back, the French doors open onto a stone-flagged terrace and a small lawn, sheltered by old gault brick walls and new timber fencing: private, easy to look after, and just right for eating outside on a summer evening.



BEDROOM ONE





LOCATION

Histon Road leads north out of Cambridge, with the city centre about a mile away and an easy cycle ride. Cambridge station is about two miles away and the Science Park a similar distance to the north. St Luke's and Mayfield primary schools are each a few minutes' walk from the door, and Chesterton Community College is close by.

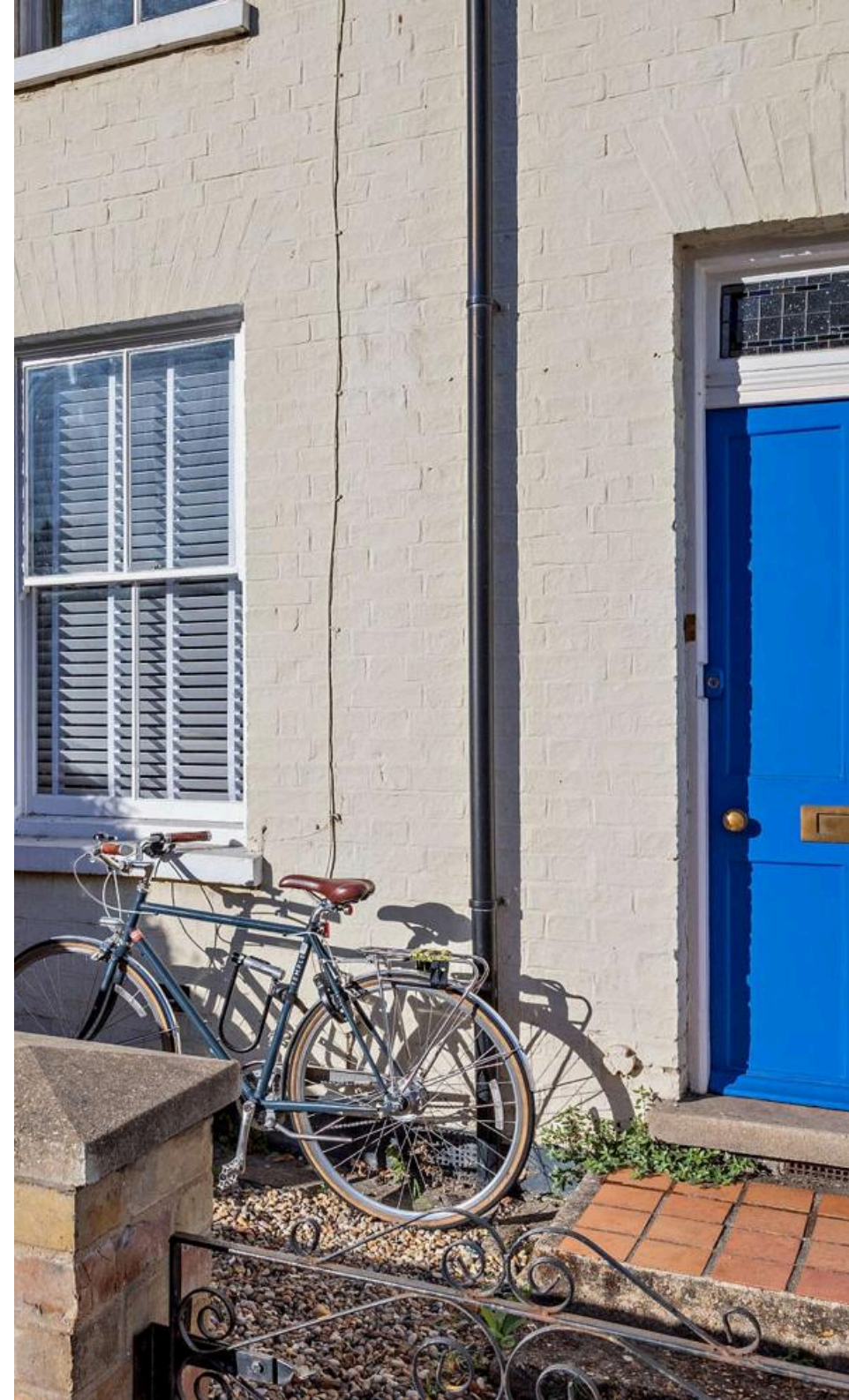
VIEWING

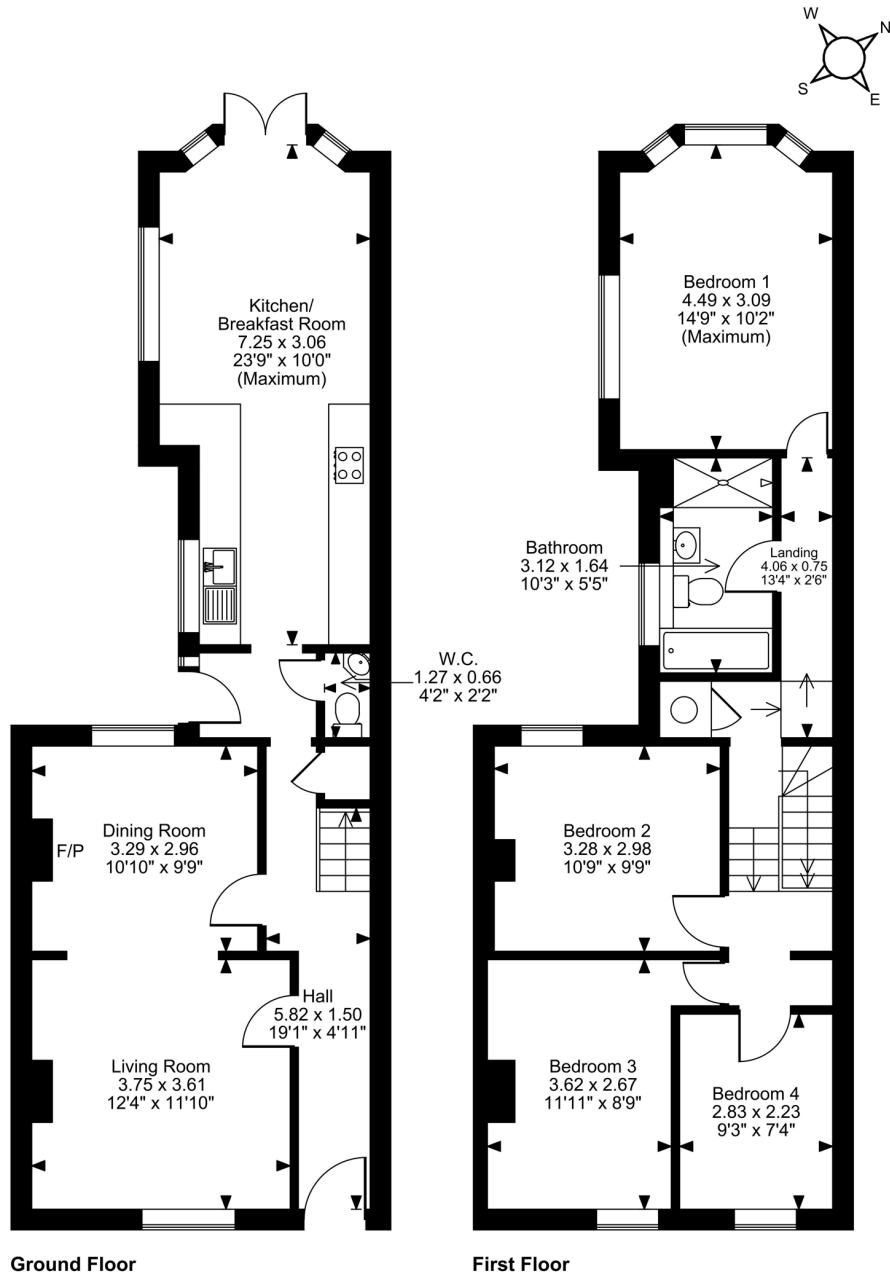
Strictly by appointment with Exquisite Home on 03333 606040, or by WhatsApp on 07785 579864.

MATERIAL INFORMATION

TENURE	freehold
COUNCIL TAX	band D (Cambridge City Council)
EPC	D (61), with potential for B (84)
HEATING	gas central heating
UTILITIES	mains gas and electricity (Octopus Energy); mains water (Cambridge Water); mains drainage (Anglian Water)
BROADBAND	Virgin Media, currently 500 Mbps; the owner understands the line can carry 2 Gbps or more
PARKING	residents' permit parking (Benson area)
FLOODING	the owner knows of no flooding at the property

The sale comprises the house and its garden within the boundary fence. Furniture available by separate negotiation.





FLOOR PLAN

Score	Energy rating	Current	Potential
92+	A	61 D	84 B
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: freehold | Council tax: band D (Cambridge City Council) | EPC: D (61), with potential for B (84)

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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