



Montague Road, Cambridge
CB4 1BU

Pocock+Shaw

7 Montague Road
Cambridge
Cambridgeshire
CB4 1BU

A substantial Victorian semi-detached residence in need of updating, located in the hugely desirable De Freville Avenue area, just north of the River Cam and within easy access to an array of local amenities.

- No Onward Chain
- Renovation opportunity
- Scope to extend
- 3 Bedrooms
- Versatile ground floor accommodation
- Delightful rear garden
- In the heart of the favoured De Freville area
- Walking distance to River Cam and Midsummer Common

Guide Price £825,000



The property is situated on the sought after De Freville estate, just to the north of the River Cam. There is local shopping and cafes close by at Mitcham's Corner and on Chesterton Road. There is primary schooling at Milton Road and secondary schooling at Chesterton Community College and a range of independent schools are within easy reach. The city centre can be approached by foot or by bicycle via the Fort St George footbridge leading to Midsummer Common and Jesus Green.

This property has only had 4 owners since being built in 1893 with the current family ownership extending to 67 years. The residence would now benefit from updating and offers good scope for extending/re-modelling. The house was totally rewired in 2017 with the main chimney repointed, and new guttering fitted throughout in 2021. An architect has been commissioned to produce a potential scheme showing extension on both ground floor and first floor to provide more modern living accommodation. Copies of these plans are available to view at the property or, upon request, we can send them out to anyone who is particularly interested in seeing them prior to viewing.

Set with a delightful rear garden, the property provides an opportunity for a purchaser to put their own stamp on a property in one of the city's most favoured areas.

Offered with no upward chain, the accommodation in detail comprises;

Ground Floor

Storm porch with glazed door to

Reception hallway with stairs to first floor, radiator, cornicing and ceiling rose, understairs cupboard, radiator, exposed timber floorboards.

Living room 13'0" x 13'11" (3.96 m x 4.25 m) with secondary glazed bay window to front, ceiling rose, picture rail and cornicing, radiator, exposed timber flooring.

Dining room 12'11" x 10'11" (3.93 m x 3.34 m) with secondary glazed sash window to rear, mantelpiece with cast iron inset, tiled slips and hearth, cornicing and picture rail, two radiators, exposed timber flooring.

Family/Breakfast room 17'2" x 11'2" (5.24 m x 3.41 m) with glazed door and window to side, roof light, 3m ceiling height providing a spacious feel to the room, chimney breast with inset Potterton floor mounted gas central heating boiler with adjacent built in shelved cupboard, wall light points, radiator, plumbing for washing machine, quarry tiled flooring, opening onto

Kitchen area 8'0" x 8'0" (2.44 m x 2.43 m) with picture window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, four ring gas hob with electric oven below and extractor hood over, space for under counter fridge and freezer, stainless steel sink unit and drainer, quarry tiled flooring, concertina door to

Lobby area with shelving, quarry tiled floor, door to

Cloakroom with window to rear, WC, quarry tiled flooring

First Floor

Landing with exposed timber floorboards.

Bedroom 1 with secondary glazed bay window to front, picture rail, radiator, exposed timber floorboards.

Bedroom 2 12'11" x 10'11" (3.94 m x 3.34 m) with secondary glazed window to rear, picture rail, boarded fireplace aperture with recess shelving, radiator, exposed timber floorboards.

Bedroom 3 8'5" x 6'11" (2.56 m x 2.10 m) with sash window to front, exposed timber floorboards.

Shower room with secondary glazed sash window to rear, large fully tiled shower cubicle with fixed glass screen and chrome thermostatic shower over, WC, wash handbasin, part tiled walls, picture rail, double doors to built in airing cupboard with slatted wood



shelving and factory lagged hot water cylinder. Roof void access hatch.

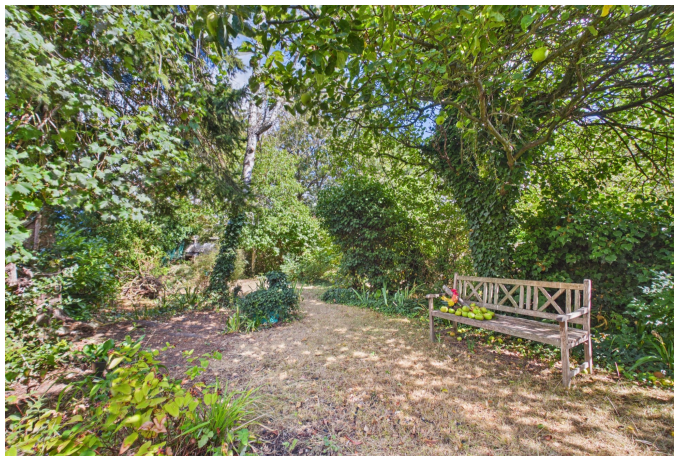
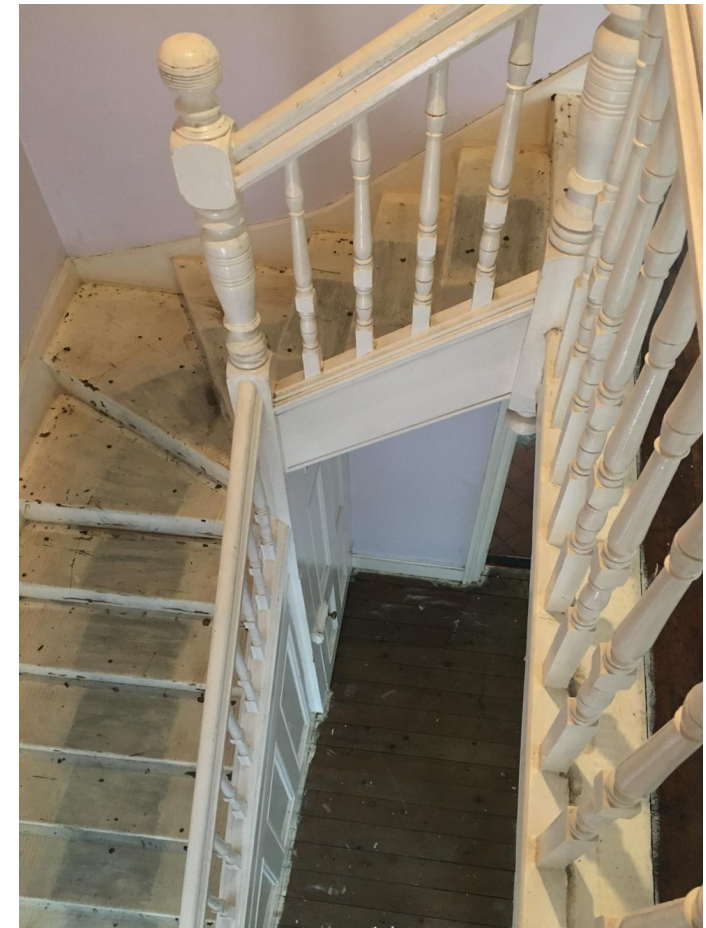
Outside The property has a barked front garden area set behind a timber picket fence with tiled path to the front door. The large rear garden (40m approx. length) is a particular feature of the property with a side access extending to the rear of the property and leading onto a lawned area with timber potting shed, mature borders with fruit trees, silver birch, Japanese tree lilac. Maple timber framed outbuilding in need of repair and useful brick storage shed. The whole rear garden extending to approximately 130 feet and offering a high degree of privacy.

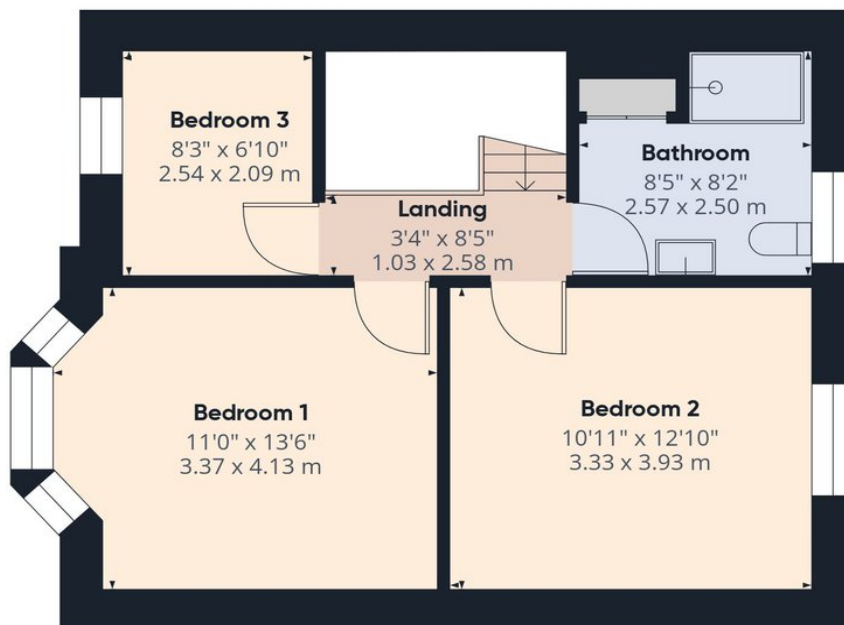
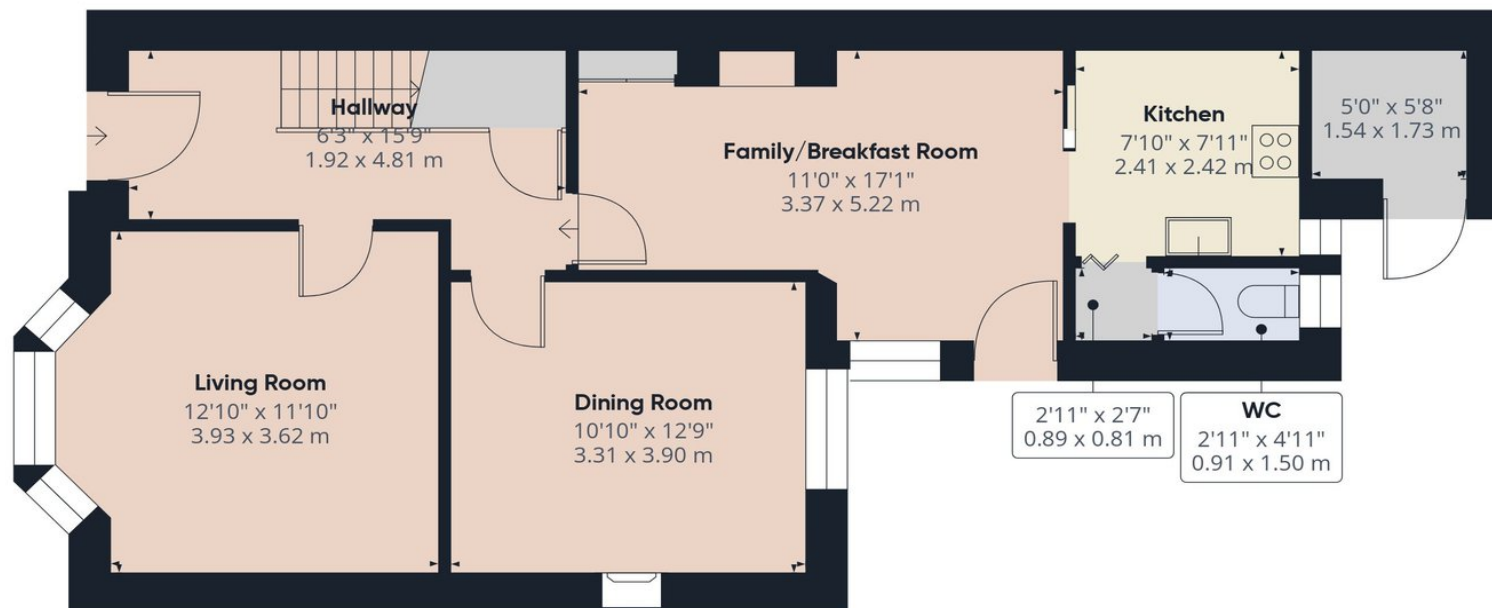
Services All mains services.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Approximate total area

1116 ft²

103.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock + Shaw