



31 Clare Street
Cambridge, CB4 3BY

Guide price £525,000



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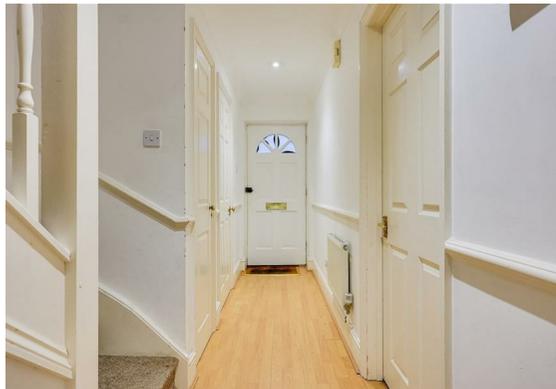
- No chain
- 4 bedrooms
- Scope for improvement
- EPC: D
- Residents permit parking available

A 4 bedroom, semi-detached townhouse with no chain, offering an excellent opportunity to update and improve, and located in the quiet and desirable Clare Street, only a short walk from the River Cam.

Built in 1997, 31 Clare Street is a modern style townhouse that would now benefit from a program of renovation, while retaining excellent potential to be an lovely family home. Spread over three floors there is over 1,000sqft of accommodation.

On the ground floor the entrance hall leads to the well-equipped kitchen with a range of low and high level cabinets. There is a gas hob, integrated fridge freezer, separate breakfast bar and a window overlooking the front garden. At the end of the entrance hall is the large living/dining room, benefiting from an attractive bay window and door to the rear garden. There is also a downstairs wc.

On the first floor are two good-sized double bedrooms, each with integrated double wardrobes. The





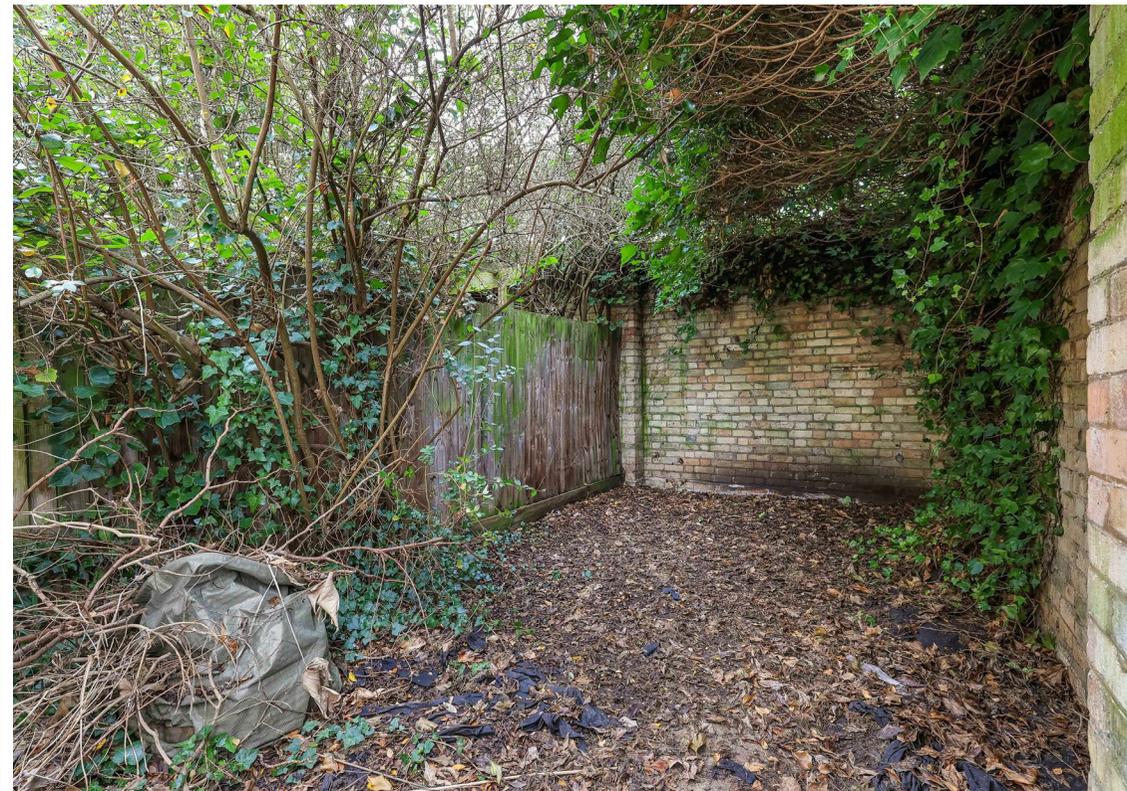
primary bedroom overlooks the rear garden and also benefits from an en-suite shower room. Both bedrooms are carpeted and have two large windows. Additionally on the first floor there is a family bathroom with bath, shower over, WC, basin and heated towel rail.

The second floor comprises of two further bedrooms both of which are doubles and benefit from integrated storage.

The rear garden is private and enclosed, mainly laid to patio with some boarder shrubs. There is gated side access leading to the front of the property, where there is also a small front garden behind a low-level brick wall.

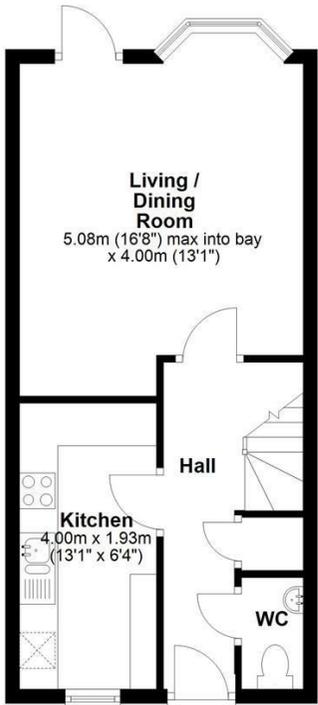
Clare Street is a quiet residential area, just north of the River Cam and offering easy access into the city center. There are excellent local amenities on Victoria Road and Histon Road and the A14 and M11 are easily accessible.

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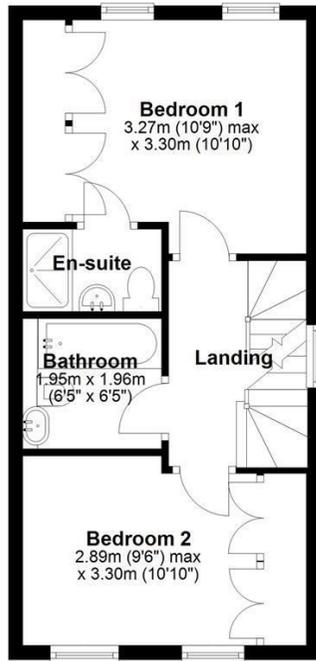
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



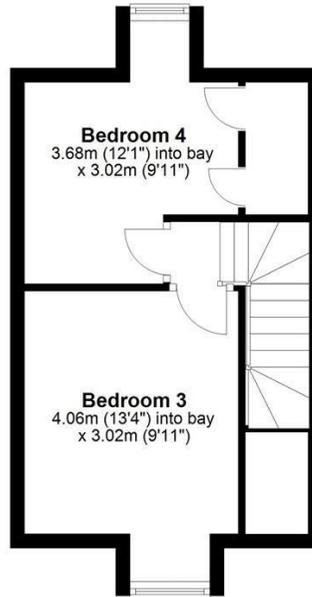
First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



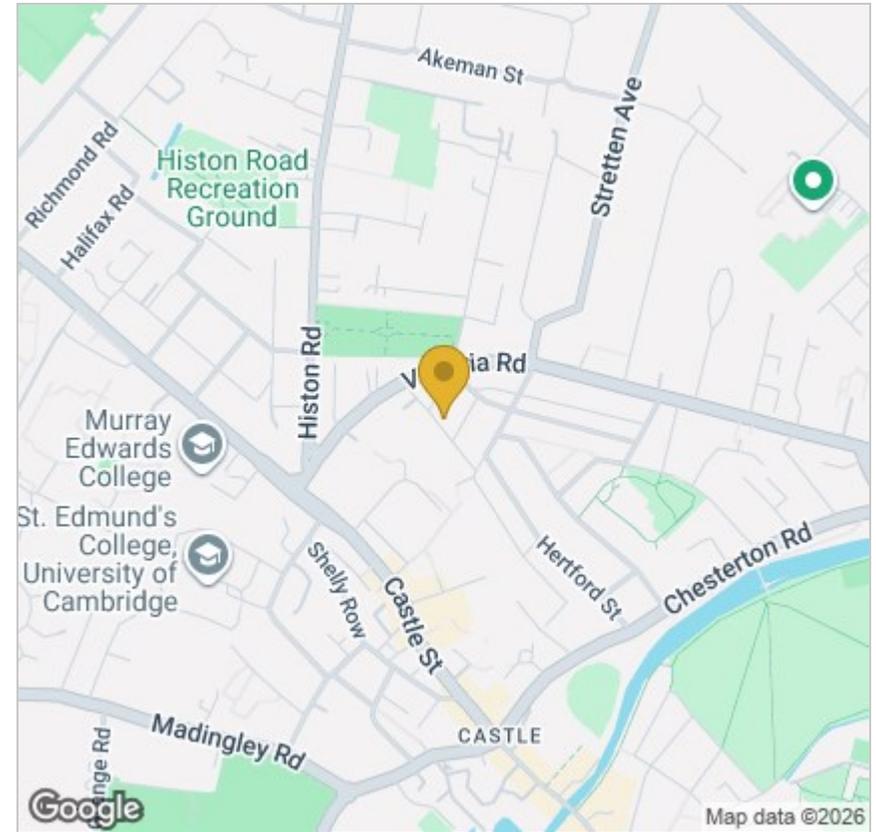
Second Floor

Approx. 26.4 sq. metres (283.7 sq. feet)

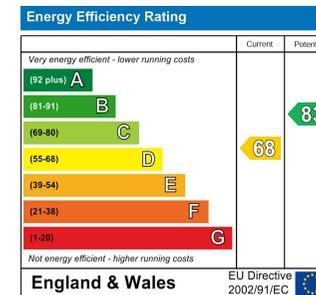


Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com