



57 Beche Road, Cambridge, CB5 8HX
Guide Price £595,000 Freehold



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A SYMPATHETICALLY EXTENDED AND SPACIOUS 3-BEDROOM VICTORIAN HOUSE PROVIDING IMPRESSIVE FAMILY ACCOMMODATION AND A PRIVATE REAR GARDEN WITH AN OFF-STREET PARKING SPACE. LOCATED IN THE POPULAR RIVERSIDE RESIDENTIAL AREA, YARDS FROM THE RIVER AND MIDSUMMER COMMON.

- 3 bedrooms, 3 reception room, 1.5 bathroom, boot room/study room
- 905 sqft / 84 sqm
- Victorian end of terrace house, built C.1890
- Extended C.1987 (rear extension and front porch)
- Gas central heating to radiators
- Double-glazed sash windows
- Popular Riverside residential area
- Plot size - approx 0.03 acres
- Rear garden with potential off-street parking space, dropped curb already in place
- Residents parking scheme area

This attractive, improved and extended end of terrace house in Riverside is located on the corner of Beche Road and Saxon Road. The property is yards away from large open green spaces and scenic riverside walks into the city centre via Midsummer Common and Jesus Green.

57 Beche Road has been sympathetically extended and thoughtfully improved to create light, modern and practical living spaces within this attractive Victorian house.

The accommodation is arranged over two spacious floors and is found in good decorative order throughout. The ground floor comprises a useful entrance porch, two connecting reception rooms, an impressive open-plan kitchen/dining room with Velux windows and part-vaulted ceiling providing ample storage, working surfaces and integrated appliances. There is access to the rear garden from this room. An inner lobby leads to a WC and a boot room/study with access to the garden.

Upstairs, a long and extended landing leads to three bedrooms, a luxurious refitted shower room and a large storage cupboard. Bedrooms one and two are double bedrooms and both provide built-in storage cupboards. The loft is boarded, providing further useful storage space accessed via a ceiling hatch/ladder.

Outside, the rear garden is fully enclosed with gated pedestrian access and potential vehicular access off Saxon Road (the previous owners used it as an off-street parking space, and the dropped curb is already in place). The garden has been landscaped, contains many mature plants and wildlife-friendly features, and is well-designed and private. An extended patio area offers a pleasant seating and dining space and there is a gravelled area with a covered storage space.

Location

Beche Road is the quietest part of the popular Riverside area, conveniently situated a short stroll from the south bank of the River Cam, located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as Cambridge North Railway Station with regular services to London King's Cross. Cambridge main railway station is just 10 minutes to cycle, or via regular buses into town from Newmarket Road roundabout. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by and also local shopping on Burleigh & Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and outstanding respectively.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





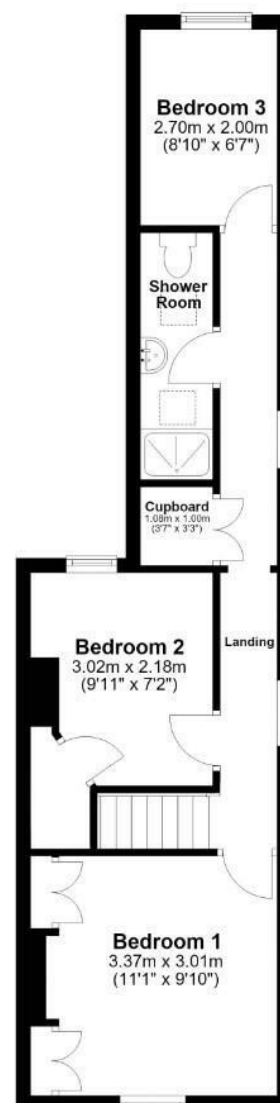
Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 84.1 sq. metres (905.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



