



Catharine Street, Cambridge, CB1 3AR

CHEFFINS

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A well presented two bedroom Victorian terrace property extending to approximately 894sqft and arranged over two floors. The property further benefits from a generous rear garden and located on a highly sought-after street just off vibrant Mill Road, the home is perfectly positioned for access to Cambridge station, local amenities, and major commuter links.



Guide Price £445,000





TIMBER FRONT DOOR

leading into:

SITTING ROOM

with laminate wood effect flooring, double glazed sash window overlooking front of the property, radiator, downlighter.

DINING ROOM

with continuation of wood effect laminate flooring, feature fireplace with tiled hearth, radiator, timber sash window overlooking rear of the property, door into understairs storage cupboard containing gas and electricity meters as well as fuse box.

KITCHEN

with wood effect laminate flooring, range of floor and wall units, laminate worktop, stainless steel sink and drainer, integrated oven and hob with extractor fan, space and plumbing for washing machine, window overlooking the rear and side garden and door out onto side garden, radiator, boiler.

ON THE FIRST FLOOR

DOOR INTO:

PRINCIPAL BEDROOM

with timber flooring, cast iron feature fireplace, two timber sash windows and built-in wardrobe with hanging rail and shelving, radiator, downlighter.

BEDROOM 2

with timber flooring, timber sash window overlooking rear of the property, radiator, downlighter.

LANDING

with timber flooring, radiator, access into loft, steps down to:

BATHROOM

with laminate flooring, three piece suite consisting of bath with tiled shower over, low level w.c., wash hand basin, frosted window overlooking rear garden, radiator, cast iron feature fireplace, downlighter, extractor fan.

OUTSIDE

The property is approached via a pathway leading to timber front door.

Side access via passageway, terraced area perfect for outside seating and al fresco dining, timber storage shed. The garden is predominantly laid to lawn and enclosed via hedging and timber fencing with border containing a variety of shrubs.

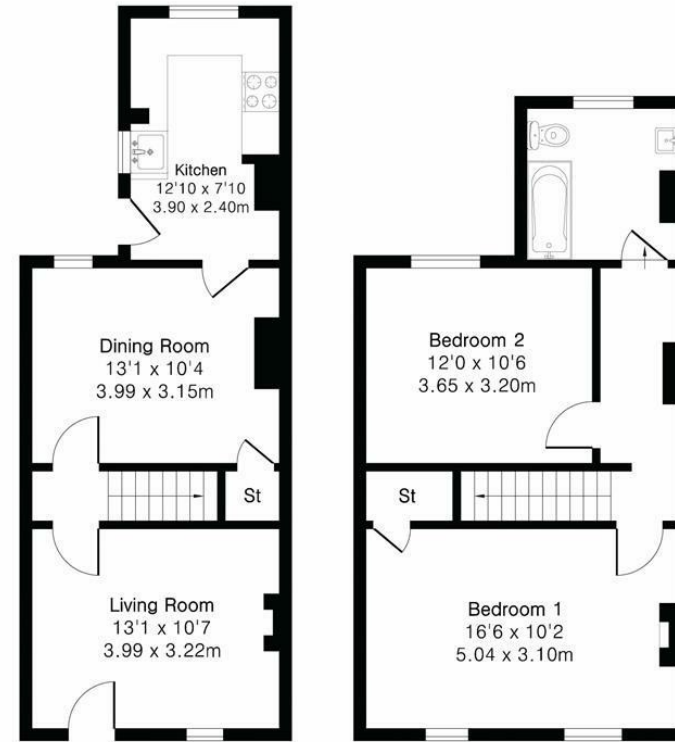




Approximate Gross Internal Area 894 sq ft - 83 sq m

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 471 sq ft – 44 sq m



Ground Floor

First Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	76
	62
England & Wales	EU Directive 2002/91/EC

Guide Price £445,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City



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.



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

