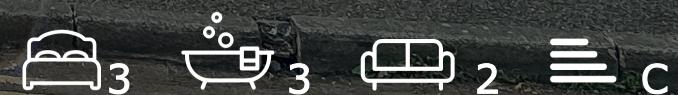


GRAY  
TOYNBEE



8 Clare Street  
Cambridge, CB4 3BY

Guide price £800,000



# 8 Clare Street

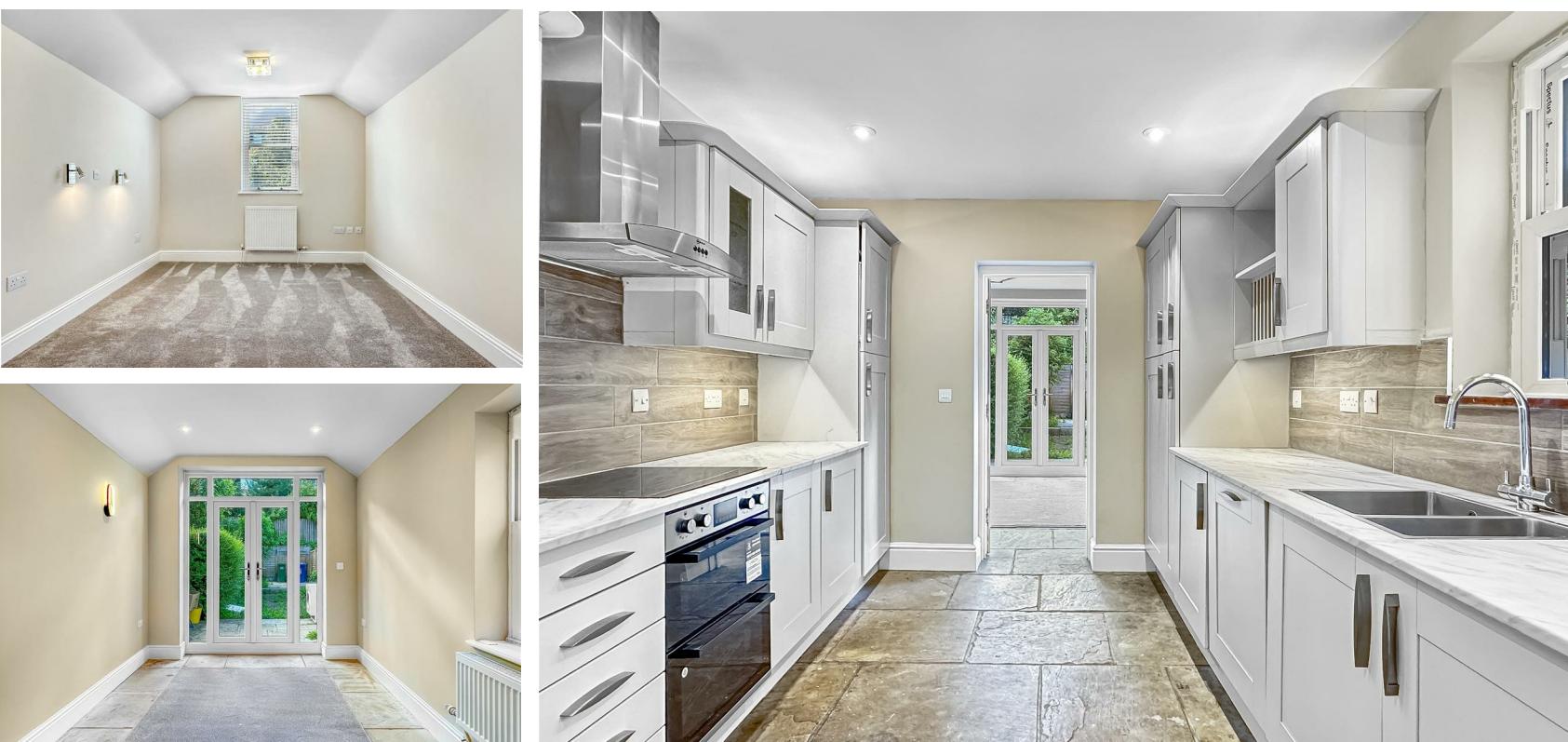
Cambridge, CB4 3BY

- Recently renovated
- 3 double bedrooms
- 3 luxurious bathrooms
- Beautiful Victorian features

A beautifully renovated three bedroom bay fronted home, offered for sale with no onward chain and situated on the highly sought after Clare Street.

The property has undergone a complete program of improvements and now combines luxury, contemporary finishes, beautiful period features and efficient living. Spread over three floors the floorspace extends to over 1,300sqft.

On the ground floor, through the partially stained-glass front door, there is a spacious dual aspect living and dining room, complete with a feature fireplace, large bay window and bespoke shelving. Beyond the dining space is the kitchen which has been modernised with a range of contemporary units and integrated appliances, including a fridge freezer, washing machine, gas oven, electric hob and dishwasher. This space flows through to a charming garden room with stone flooring and direct access to the generous private rear garden.





On the first floor there are two large double bedrooms, each benefitting from luxuriously finished en suites. The bathroom to the second bedroom has great flexibility with jack and jill access, allowing it to be used as the family bathroom as well. Both bedrooms enjoy excellent natural light from large sash windows.

The second floor offers a further double bedroom with its own en suite and skylight, creating a bright and comfortable space. The flexible functionality of the layout means the property can be arranged to suit personal circumstances.

Externally, the rear garden is well proportioned and includes outdoor seating, all-weather lawn and pedestrian access to the street. To the front, there is a small garden area set behind a low level wall.

Clare Street has a classic Cambridge Victoria street scene, and links Victoria Road and St Lukes Street. There is residential parking on the street, and the River Cam is no more than 5 minutes walk away.

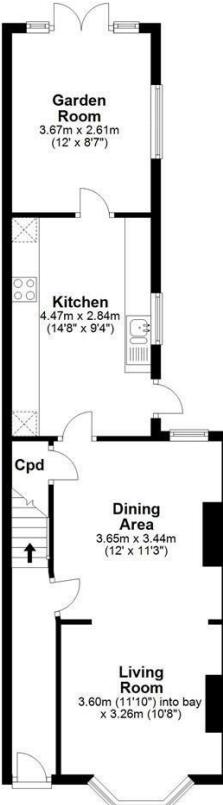
Please note, the photographs were taken prior to the current tenancy.

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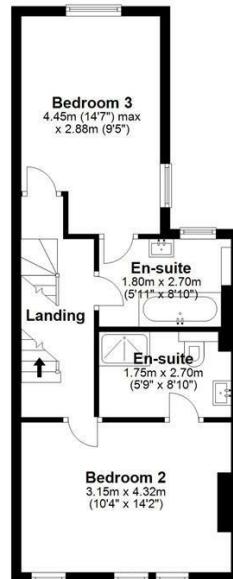
## Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



## First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



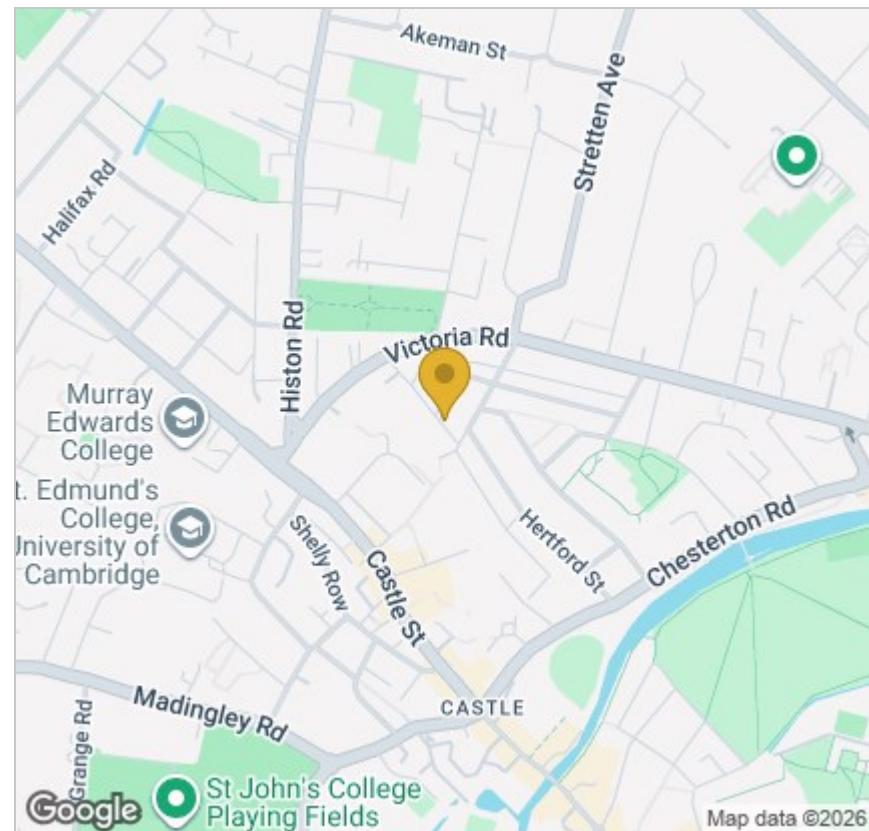
## Second Floor

Approx. 26.4 sq. metres (283.9 sq. feet)

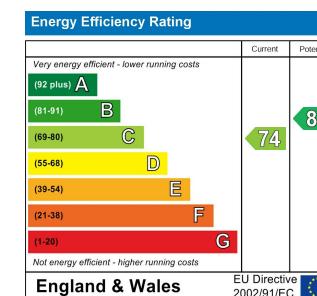


Total area: approx. 121.4 sq. metres (1306.3 sq. feet)

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.

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