



78 Union Lane, Cambridge, CB4 1QB
Guide Price £450,000 Freehold



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A LATE VICTORIAN HOME WITH A MATURE GARDEN EXTENDING TO AROUND 90FT, OFFERING A WONDERFUL BLEND OF PERIOD AND CONTEMPORARY FEATURES THROUGHOUT, SITUATED JUST 1.6 MILES NORTH OF THE CITY CENTRE. NO ONWARD CHAIN.

- 825 sqft / 76 sqm
- 3 bed, 2 recep, 1 bath
- On street parking
- EPC – D / 64
- Gas-fired heating to radiators & underfloor
- Mid-terraced house
- Plot size -161 sqm / 0.04 acre
- 1890's
- Council tax tax – C
- No chain

This charming period home dates from the 1890s and enjoys a convenient position just off Milton Road. The house has full fibre broadband, is gas central heated and double-glazed throughout with underfloor heating in the kitchen.

The accommodation briefly comprises a living room with a feature fireplace, finished with original wood flooring, which continues through to a dining room with a living-flame gas fire, contrasted by attractive tiled inserts and a carved hardwood surround. Stairs from the dining area lead up to the first floor. The kitchen has been fitted with a comprehensive range of units with space for a range-style cooker and additional space and plumbing for various freestanding appliances. A side door from the kitchen leads to the garden. The ground floor bathroom has been fitted with a modern white suite, including a shower over the bath, a wash hand basin with storage below and a W.C., finished with part tiled walls.

Upstairs are three bedrooms, two of which have feature fireplaces. Bedroom 2 is particularly spacious. The landing provides access to a loft and an airing cupboard.

Outside the front of the property is set back behind a shallow front garden with a low brick wall and there is a pathway to the front door. The rear garden measures around 90' (27m) x 13' (3.9m) and a useful storage shed located at the foot of the garden measuring 11'6" (3.5m) x 9'11" (3m). The garden itself is a wonderful oasis, providing plenty of areas for outdoor entertaining, including a paved terrace in the middle of the plot. The area is quiet, yet central, and as such the garden has an incredibly peaceful feel to it.

Agent's Note

There is a shared pedestrian access path behind No.78, which serves the neighbouring houses. The rear garden could easily be fenced off for anyone wanting extra privacy.

Location

Union Lane is situated off Milton Road and Chesterton High Street, a much-admired area, lying just north of the river. It is well placed for access to the city centre, Cambridge Science Park, Cambridge North Station and the A14/ M1. Cambridge North Railway station is situated at the top of Milton Road and there is a range of good shopping facilities and bus services on Chesterton High Street and is only a short bike ride into the historic centre. The property is in the catchment area for Milton Road Primary School and Chesterton Community College.

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

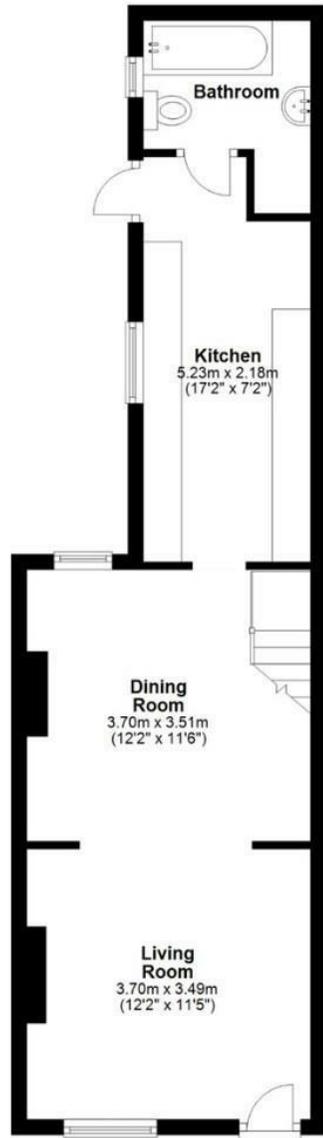
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



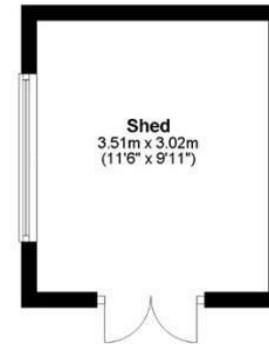
Ground Floor



First Floor



Outbuilding



**Approx. gross internal floor area
76 sqm (825 sqft) exc Shed**

Energy Efficiency Rating		Current	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			
England & Wales			
			EU Directive 2002/91/EC

