



River Lane, Cambridge
CB5 8HP

Pocock + Shaw

65 River Lane
Cambridge
Cambridgeshire
CB5 8HP

An attractive and improved two bedroom Victorian cottage with a westerly facing garden and studio situated in the sought after Riverside area of the city. The property is conveniently placed offering easy access to the city centre, midsummer common and a wide range of local amenities.

- Attractive two bedroom cottage
- Sought after riverside location
- Garden and studio
- Two reception rooms
- Utility and ground floor cloakroom
- Wonderful riverside walks
- Short walk or cycle to midsummer common

Guide Price £475,000



River Lane forms part of the popular Riverside area, conveniently situated on the south bank of the River Cam, less than a mile from the City Centre. Both Midsummer and Stourbridge Commons are situated nearby, as well as a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by.

Ground Floor

Porch with sash window to side, multi pane window to front, multi pane window to entrance hall.

Hall with stripped wooden floorboards, door to dining room.

Dining room with double glazed window to front, range of fitted shelving, stripped wooden floorboards, folding doors to sitting room, radiator.

Sitting room with stripped wooden floorboards, turning stairs to first floor, double glazed window to rear, radiator. Door to

Kitchen with range of fitted wall and base units, wooden working surfaces, enamel sink unit and mixer taps, inset electric hob, oven under, cooker hood, tiled splashbacks and flooring, space for appliances, two double glazed windows to the side, archway through to utility room.

Utility room with double glazed window to rear, double glazed door to side, tiled flooring, plumbing for washing machine and radiator. Door to cloakroom.

Cloakroom with low level WC, wash handbasin with mixer tap, fully tiled, extractor fan.

First Floor

Landing/study area with loft access with ladder and central heating boiler, double glazed window to rear.

Bedroom 1 with two double glazed windows to the front, radiator, fitted wardrobes to one wall.

Bedroom 2 with double glazed window to rear, radiator.

Bathroom with white suite comprising Corian sink with mixer tap with cupboard under, low level WC, bath with fitted shower screen, tiled surround, mixer tap and drenching shower head over, heated towel rail.

Outside To the front of the property is a walled garden with steps to front door. The west facing rear garden comprises attractive paved seating area and inset pathway passed well stocked flower and shrub beds and leading to a detached studio (measurement is 18'1 x 11'3) with double doors and windows to the garden, double glazed windows to the rear and side and a double glazed door to the rear offering pedestrian access. There is a covered decked area and inset spot lights.

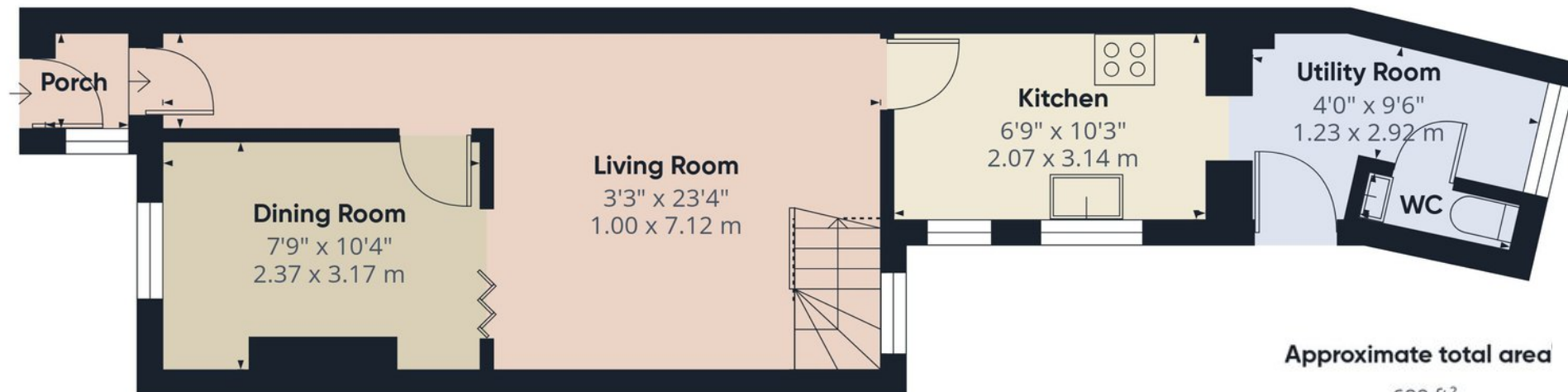
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw







Landing/Study Area
11'3" x 12'4"
3.43 x 3.78 m



Approximate total area

689 ft²

63.9 m²

Reduced headroom

7 ft²

0.6 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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