



Fisher Street, Cambridge
CB4 3DJ

Pocock + Shaw

4 Fisher Street
Cambridge
Cambridgeshire
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A handsome extended Victorian terraced home with the benefit of a large first floor bathroom and attractive courtyard garden in a prime location just a stone's throw from Alexandra Gardens and ideally positioned in a popular street offering easy access to the centre of the city, Jesus Green and the River.

- 2 double bedrooms
- 2 reception rooms
- Recent kitchen and bathroom
- Well stocked courtyard garden
- Almost adjacent to Alexandra Gardens
- Period features
- Potential to extend (STP)

Offers Over £600,000



Fisher Street is located just to the north of the river and Jesus Green in this highly regarded and accessible area for the city. It is well located for open green spaces including Alexandra Gardens and Jesus Green and is a short walk to the historic city centre. There are excellent local amenities in the immediate area along Chesterton Road and Mitchams Corner. The property is also within easy reach of schooling for all ages including primary schooling at St Luke's and secondary schooling at Chesterton Community College.

Ground Floor Front door with stained glass leaded fanlight over to

Entrance hallway With stairs to first floor, arch with corbels, cornicing, cast iron radiator, exposed pine floorboards.

Reception room 11'1" x 11'10" (3.38 m x 3.61 m) With timber window to front, cornice, period cast iron fireplace with tiled hearth, cast iron old school style radiator, exposed pine floorboards.

Dining room 13'1" x 9'11" (3.98 m x 3.02 m) with sash window to rear, period cast iron fireplace with tiled slips and hearth, decorative old school cast iron style radiator, exposed pine floorboards, door to understairs cupboard with panelled wall to one side, door to

Kitchen 10'8" x 7'9" (3.24 m x 2.36 m) Part glazed French doors to side, further set of glazed patio doors to garden, good range of fitted wall and base cabinets with roll top work granite work surfaces, mosaic tiled splashbacks, under unit lighting, one and a half ceramic sink unit with mixer taps, space for gas cooker (to remain) with stainless steel chimney extractor hood over, integrated Siemens dishwasher, fridge/freezer, ceramic tiled flooring.

First Floor

Landing With loft access hatch, exposed pine floorboards.

Bedroom 1 10'0" x 10'4" (3.04 m x 3.16 m) With two sash windows to front, old school style radiator, cast iron period fireplace, exposed pine floorboards, built in shelving to one side of the chimney.

Bedroom 2 14'5" x 11'2" (4.39 m x 3.41 m) With a sash window to the rear, period cast iron fireplace, old school radiator, built in cabinet to one side of the chimney breast, exposed pine floorboards.

Utility room 7'6" x 2'8" (2.28 m x 0.81 m) With wall mounted Vaillant Ecotec Plus gas combination boiler, space and plumbing for washing machine, ceramic tiled flooring, ceiling mounted spotlights, door to

Bathroom With window to rear, fully tiled walls and floor, panelled bath with glass screen and chrome shower unit with drench daisy shower head over, wash handbasin with shaver point over, WC, wall light points, chrome heated towel rail, extractor fan, ceramic tiled flooring.

Outside Delightful rear garden with timber decked area and brick paviours with border, water butt and tap. The whole enjoying a high degree of privacy. The well stocked front garden is surrounded by a low brick wall with a quarry tiled pathway leading to the front door.

Services All mains services.

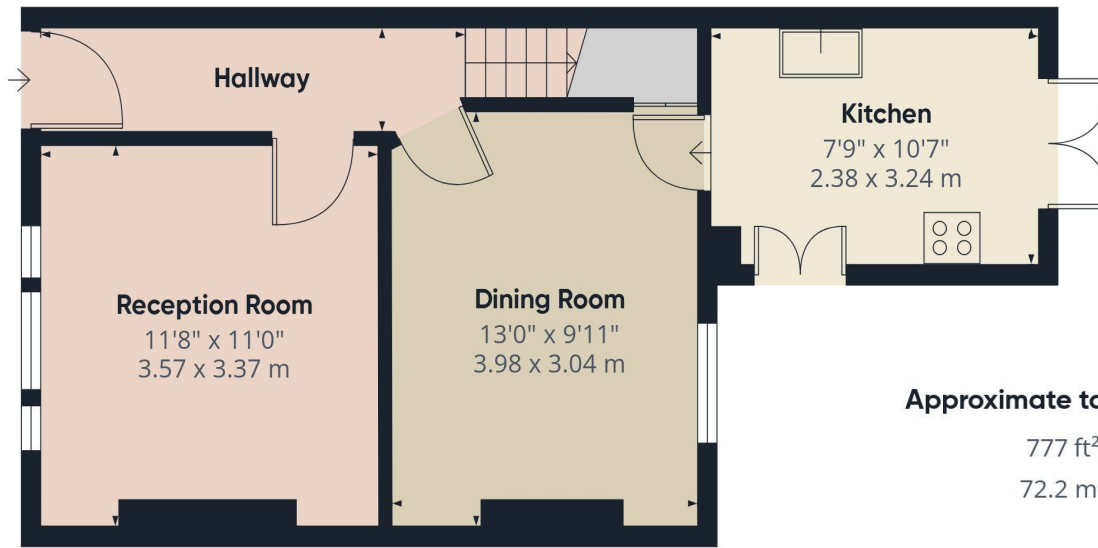
Tenure The property is Freehold

Council tax Band D

EPC awaited

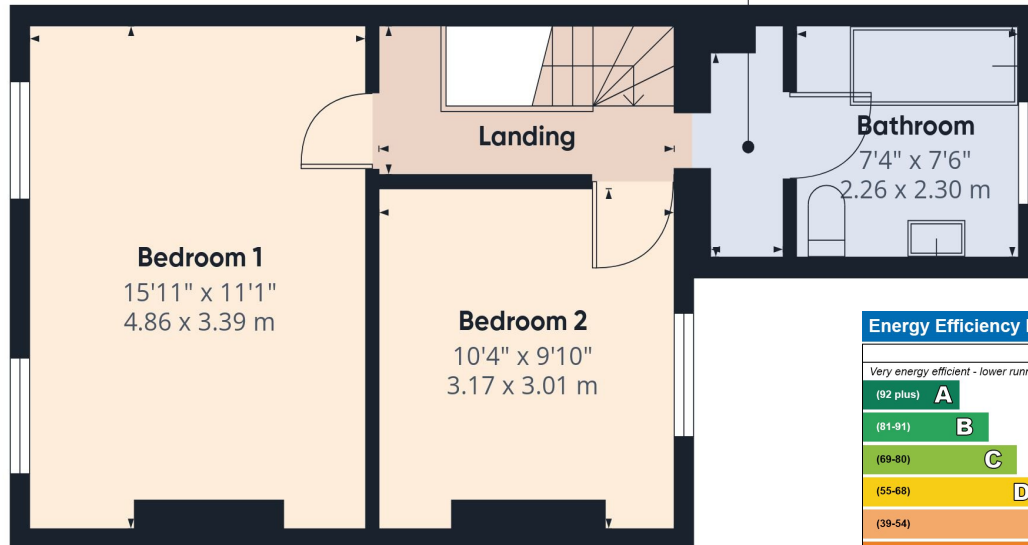
Viewing By arrangement with Pocock + Shaw



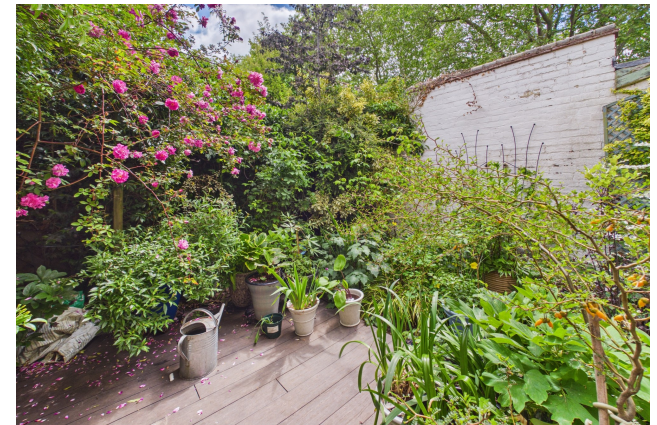


Approximate total area
777 ft²
72.2 m²

Utility Room
6'9" x 2'7"
2.06 x 0.81 m



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	62	75
(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