



Clarendon Street, Cambridge, CB1 1JU

CHEFFINS

Clarendon Street

Cambridge,
CB1 1JU

An elegant Early Victorian townhouse occupying a prime central city location, displaying a wealth of fine period architectural features and complemented by a detached studio within the rear garden. Situated in one of the city's most sought-after and convenient settings, the property enjoys excellent access to the historic city centre, its renowned amenities, and mainline transport links.

3 2 2

Guide Price £950,000





LOCATION

Clarendon Street enjoys a highly convenient central Cambridge location, ideal for professionals, commuters and those seeking easy access to the city's excellent amenities. Cambridge city centre, Grafton Centre and the historic colleges are all within walking or cycling distance, with an excellent selection of shops, cafés, restaurants and leisure facilities close by. Cambridge Railway Station is approximately a mile away, providing regular services to London King's Cross and Liverpool Street, while nearby bus routes offer connections throughout the city and surrounding areas. The property also benefits from convenient access to Addenbrooke's Hospital, the Biomedical Campus and the A14 and M11.

GROUND FLOOR

Part-panelled timber entrance door with glazed fanlight above leading into:

ENTRANCE HALL

with staircase rising to the first floor and descending to the lower ground floor. Natural timber handrail with painted newel posts and spindles, sealed floorboards, deep moulded skirtings, moulded archway, dado rail and radiator.

LIVING ROOM

Feature fireplace fitted with a gas real flame-effect fire with cast iron surround and timber mantel. Moulded corning, fitted adjustable bookshelving and cupboards to the chimney breast recesses, two radiators and sash windows to the front and rear.

REAR LOBBY

Panelled double-glazed door leading to the rear garden.

BATHROOM

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over and glazed shower screen. Shelved cabinet, part-tiled walls, double-glazed Velux rooflight, frosted double-glazed rear window and radiator.

LOWER GROUND FLOOR

DINING ROOM

Understairs storage cupboard with courtesy

light, inset ceiling downlighters, shelved pantry cupboard, fitted adjustable bookshelving and storage cupboards to the chimney breast recesses, additional fitted cupboard, timber flooring, radiator and rear-facing sash window. Open plan to:

KITCHEN

Fitted with a range of base and wall cupboards and drawers with timber work surfaces incorporating a 1½ bowl enamel sink with mixer tap. Integrated Bosch dishwasher, Britannia dual-fuel range cooker with extractor hood above, inset ceiling downlighters, architectural radiator, front-facing sash window and panelled glazed door providing access to the front garden and steps to street level.

UTILITY CUPBOARD

Plumbing and space for washing machine with space for a stacked tumble dryer.

FIRST FLOOR

LANDING

Staircase rising to the second floor, pair of storage cupboards and rear-facing sash window.

BEDROOM ONE

Fitted cupboards to the chimney breast recesses, radiator and secondary double-glazed sash window to the front.

BEDROOM TWO

Fitted cupboard to one chimney breast

recess, adjustable shelving to the opposite recess, cast iron fireplace, radiator and rear-facing sash window.

BATHROOM

White suite comprising wash hand basin with marble surround and storage cupboard below, low-level WC and panelled bath with shower over and glazed shower screen. Inset ceiling downlighters, heated towel radiator and front-facing sash window.

SECOND FLOOR

BEDROOM THREE

Double-glazed Velux rooflights and storage cupboards. Please note there is restricted head height.

OUTSIDE

The enclosed rear garden comprises a paved patio, lawn, pathways and established flower and shrub borders.

DETACHED STUDIO

Vaulted ceiling, double-glazed Velux rooflights, double-glazed windows to the front, double-glazed entrance door and electric heating.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	64	76
EU Directive 2002/91/EC		

Guide Price £950,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1426 sq ft - 132 sq m (Excluding Outbuilding)

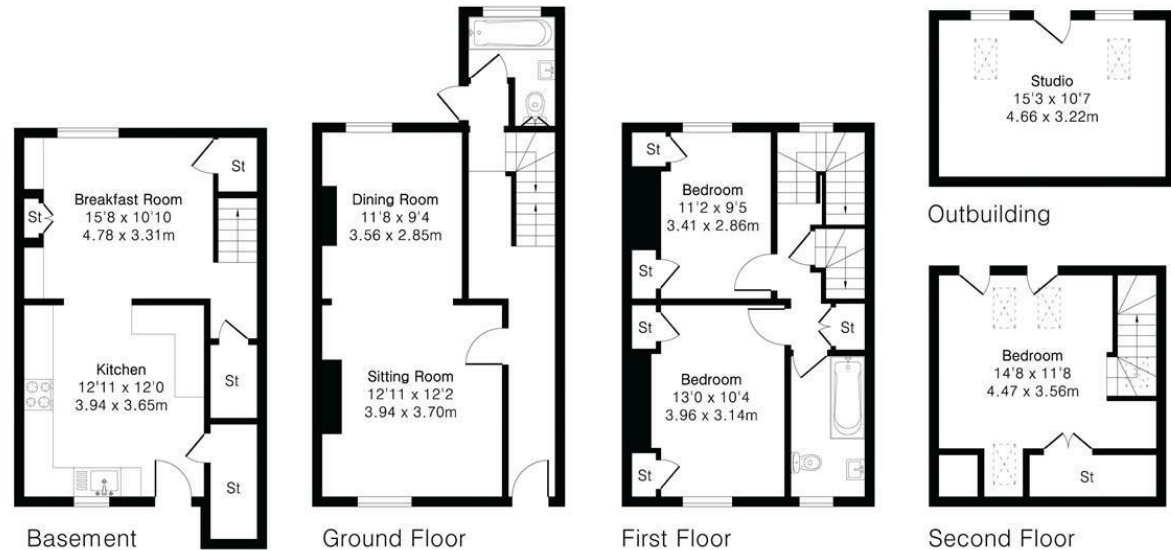
Basement Area 389 sq ft - 36 sq m

Ground Floor Area 432 sq ft - 40 sq m

First Floor Area 386 sq ft - 36 sq m

Second Floor Area 219 sq ft - 20 sq m

Outbuilding Area 162 sq ft - 15 sq m



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.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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

