



15 Holland Street, Cambridge, CB4 3DL
Guide Price £950,000 Freehold



rah.co.uk
01223 323130

AN ATTRACTIVE 4-BEDROOM EDWARDIAN RESIDENCE LOCATED WITHIN A QUIET AND LEAFY RESIDENTIAL AREA, YARDS FROM ALEXANDRA GARDENS AND CLOSE TO JESUS GREEN AND THE HISTORIC CENTRE.

- 1706 sqft / 158 sqm
- Extended Edwardian mid-terrace house
- Yards from Alexandra Gardens
- West-facing rear garden
- EPC – D / 65
- 4 beds, 3 receptions, 2.5 baths
- Residents permit parking scheme
- Gas central heating system to radiators
- Plot size - 0.04 acres
- Council tax band – F

This charming bay-fronted Edwardian home has been notably improved, extended and thoughtfully remodelled to create flexible family accommodation extending to 1706 sqft, ideal for modern living standards.

The property is located on Holland Street and is perfectly placed for access to large open green spaces, scenic river walks leading to the historic city centre and outstanding schools. There are a wide range of amenities located on nearby Mitcham's Corner and Chesterton Road.

The property sits back from the road behind an enclosed front garden and has an attractive bay-fronted façade with brick elevations under a tiled roof.

The accommodation extends over three light and spacious floors; the ground floor comprises an entrance hall with a WC, two elegant and well-proportioned reception rooms, which connect by impressive folding doors with stained-glass panels. The front reception room has a beautiful period fireplace and a bay window overlooking the front aspect. The back reception room has a contemporary woodburning stove and a snug/study area, Velux windows and glazed double doors providing access to a private outside courtyard area. A generous open plan kitchen/dining room overlooks the courtyard and has a well-equipped modern kitchen with solid wood working surfaces and a peninsula. A charming garden room and a utility room providing plumbing and additional storage complete the ground floor accommodation.

Upstairs, the first-floor landing leads to three spacious bedrooms and an impressive family bathroom suite with a walk-in shower cubicle.

The principal bedroom suite is located on the second floor. There is an ensuite shower room, built-in double wardrobe and glazed double doors to a Juliette balcony.

Outside, the rear garden is fully enclosed, provides gated pedestrian access and has a favourable west-facing aspect. The garden offers a high degree of privacy and ample storage.

Agent's Note

Rear pedestrian access from the garden leading to Fisher Street.

Location

Holland Street, which runs between Carlyle Road and Victoria Road, is a popular residential area lying just north of the river and within easy walking / cycling distance of Midsummer Common, Jesus Green, the river, and the city centre. Local facilities include Alexandra Gardens, Jesus Green (with an outdoor swimming pool and tennis courts), shopping at Mitcham's Corner and Chesterton Road. There is excellent primary and secondary schooling available nearby. Cambridge Railway Station is about 2.5 miles away along with Cambridge North Railway Station also about 2.5 miles distant.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

Fixtures and Fittings

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

Viewing

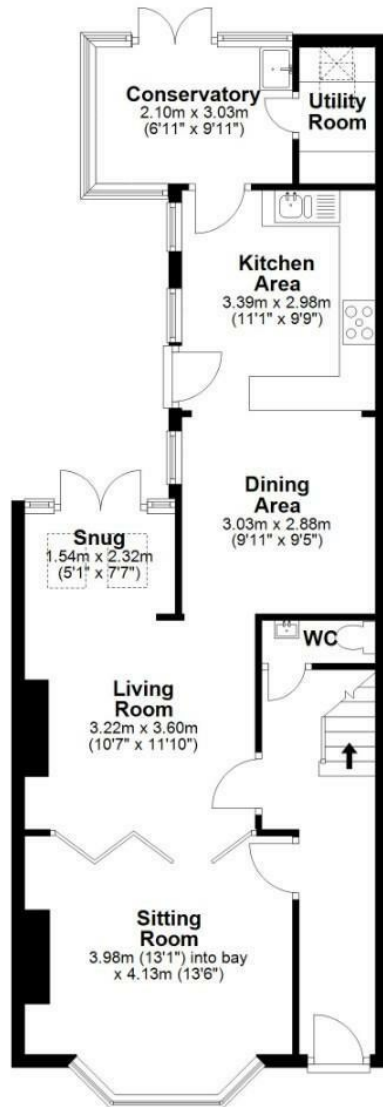
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 72.4 sq. metres (778.9 sq. feet)



First Floor

Approx. 58.9 sq. metres (634.1 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 158.6 sq. metres (1706.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	

78

65



