



11 Ferry Path, Cambridge, CB4 1HB
Guide Price £750,000 Freehold



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AN ELEGANT EARLY VICTORIAN TERRACE TOWNHOUSE PROVIDING ACCOMMODATION OVER THREE FLOORS, WITH A GARAGE TO THE REAR AVAILABLE WITH NO ONWARD CHAIN.

- Victorian mid-terrace property
- 3 beds, 1 bath, 3 reception rooms
- Large garage
- Gas-fired heating to radiators
- Council Tax band - D
- 98 sqm / 1050 sqft
- Walled, mature cottage-style garden
- Plot size - 0.03 acres
- EPC - D / 64
- Chain Free

11 Ferry Path forms part of an attractive row of terrace townhouses constructed in the mid-19th century fronting onto a wide traffic free pathway, with the benefit of vehicular access to the rear. The area lies on the edge of the favoured 'De Freville Estate' and is close to Midsummer Common and the city centre.

The accommodation is arranged over three floors, the ground floor comprising of a sitting room, dining room, kitchen, and a large, double-glazed conservatory with French doors to an attractive cottage-style rear garden with raised and well stocked flower beds.

There are three bedrooms with one on the lower ground floor and a first-floor bathroom.

Outside, the rear garden is westerly facing with a door to a single storey garage. The property benefits further from a gas-fired radiator central heating system and a range of late Georgian/early Victorian period features.

Location

Historic Ferry Path is formed by an attractive terrace of townhouses constructed in the mid 19th century fronting onto a wide traffic free pathway and also having the benefit of vehicular access to the rear. The area lies on the edge of the favoured De Freville estate and is close to Midsummer Common and the city centre. There is a wide range of local shops available at nearby Mitcham's Corner and Chesterton Road along with the well regarded Old Spring public house.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools, which are feeder schools into Parkside and Chesterton Community Colleges respectively.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

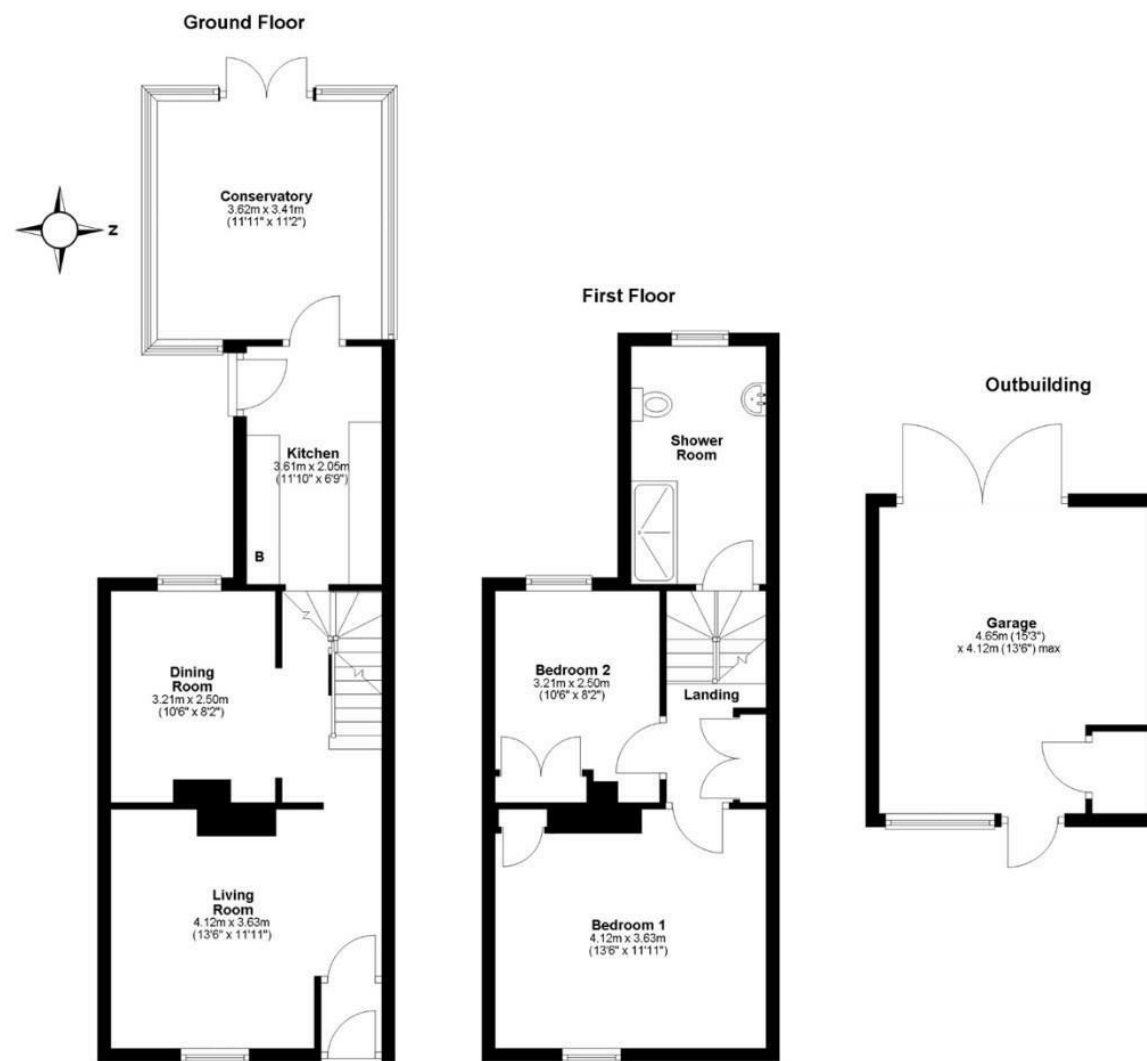
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 98 sqm (1050 sqft) excluding Outbuilding

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



