



36 Albert Street, Cambridge, CB4 3BE
Guide Price £400,000 Freehold



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A CHARMING TWO-BEDROOM, VICTORIAN TERRACE OFFERING WELL-PRESENTED ACCOMMODATION ACROSS TWO FLOORS, AVAILABLE WITH NO ONWARD CHAIN.

- Victorian circa 1836
- 534.5 sqft / 49.7 sqm
- Gas-fired heating to radiators
- Residents' permit parking
- Mid terraced property
- 2 bedrooms, 1 bathroom, 2 reception rooms
- Plot size - approx. 0.01 acres
- No onward chain

This pretty, two-bedroom, mid-terrace house is located along an endearing lane opposite Jesus Green, a short walk to the historic city centre and a wide range of nearby independent shops, cafés, riverside restaurants and bars.

The accommodation is arranged over two floors and briefly comprises an inviting sitting room to the front aspect, providing a comfortable reception space with plenty of natural light and a cosy atmosphere. This leads through to the separate dining room offering an excellent space for entertaining or family dining, with stairs rising to the first floor and access through to the kitchen.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating space for appliances and access to the rear of the property. Beyond the kitchen is a ground floor bathroom fitted with a three-piece suite including a bath with a shower over, a wash hand basin and a WC.

To the first floor are two well-proportioned double bedrooms. Bedroom one spans the full width of the property to the front elevation, while bedroom two overlooks the rear and provides a versatile second bedroom, guest room or home office space.

In total, the property extends to approximately 534 sqft, and retains the charm and character expected of a traditional Victorian terrace.

Outside, there is a low maintenance west-facing rear garden, with a rear access via a right of way.

Location

Albert Street is a quiet, yet central residential area, conveniently set just off the Chesterton Road opposite Jesus Green and the River Cam, less than a mile away from Cambridge City centre.

The area of Mitcham's Corner has a variety of independent shops, cafés, pubs, a Co-op and even a yoga studio whilst being within easy reach of the larger commercial amenities. It is a very convenient area for work and socialising, as well as being the perfect spot to get away from the hustle and bustle of city life. Transport links are excellent with regular bus services and cycle routes to the city centre. Both Cambridge and Cambridge North Railway Stations are just a couple of miles away from the property.

The property itself is pleasantly positioned on south-western side of the street and has plenty of permit parking available.

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 /leasehold interest.

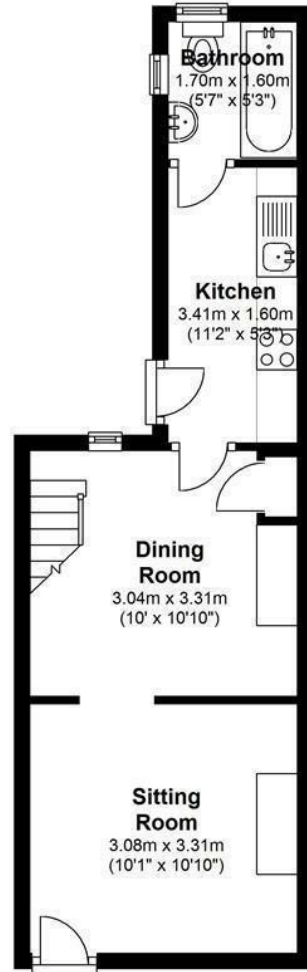
Viewing

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



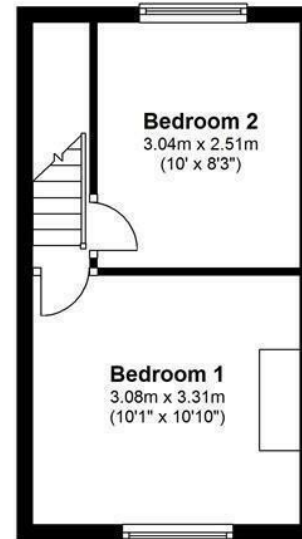
Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



First Floor

Approx. 20.6 sq. metres (221.5 sq. feet)



Total area: approx. 49.7 sq. metres (534.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		64
(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

