



13 Hooper Street, Cambridge, CB1 2NZ  
Guide Price £535,000 Freehold



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**A WELL-PROPORTIONED DOUBLE FRONTED, THREE-BEDROOM VICTORIAN HOME  
IN THE HEART OF PETERSFIELD AVAILABLE WITH NO ONWARD CHAIN.**

- Victorian end of terrace property
- 800 sqft / 75 sqm
- Courtyard garden
- Street parking
- Walking distance to station and city centre
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Total plot size - approx 0.02 acres
- Gas-fired heating to radiators
- Positioned in the desired Petersfield area
- No chain

13 Hooper Street is a semi-detached Victorian house enjoying a most convenient location within walking distance from Cambridge railway station and the city centre. The property boasts spacious accommodation of 800 sqft and has undergone recent redecoration and new carpets.

Upon entering the property, there is an entrance lobby, with stairs leading to the first-floor accommodation, a spacious living room to your left and a dining room to the right, leading through to the kitchen. The kitchen boasts a range of base and eye-level units, an integrated oven, hob and extractor, with space for white goods.

The first floor is made up of three good-sized bedroom and a family bathroom, fitted with a three-piece white suite.

Outside there is a low maintenance garden, enclosed by a brick wall. Parking is on street and permitted.

**Location**

Hooper Street is situated near Mill Road, just off the popular Gwydir Street, in the vibrant Petersfield area known for its unique atmosphere and wealth of international cuisine, ranging from trendy bakeries and local pubs to Michelin starred restaurants. The location offers convenient walking access to the city centre and Cambridge main railway station, providing easy commuting to London King's Cross, Liverpool Street, and Addenbrooke's Hospital. The property is within the catchment area for St Matthew's Primary School and Parkside Secondary School, respectively rated 'good' and 'outstanding' respectively by Ofsted.

**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**

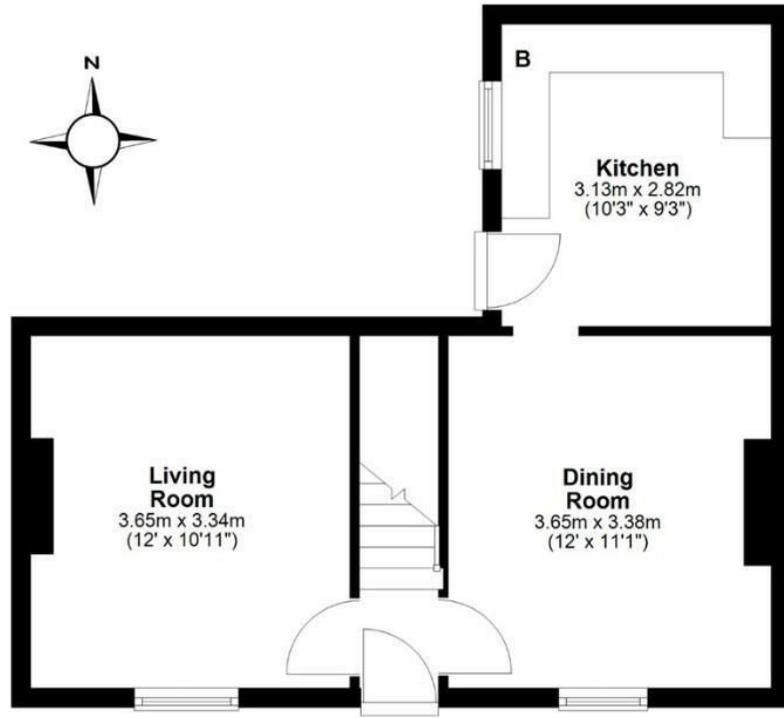
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

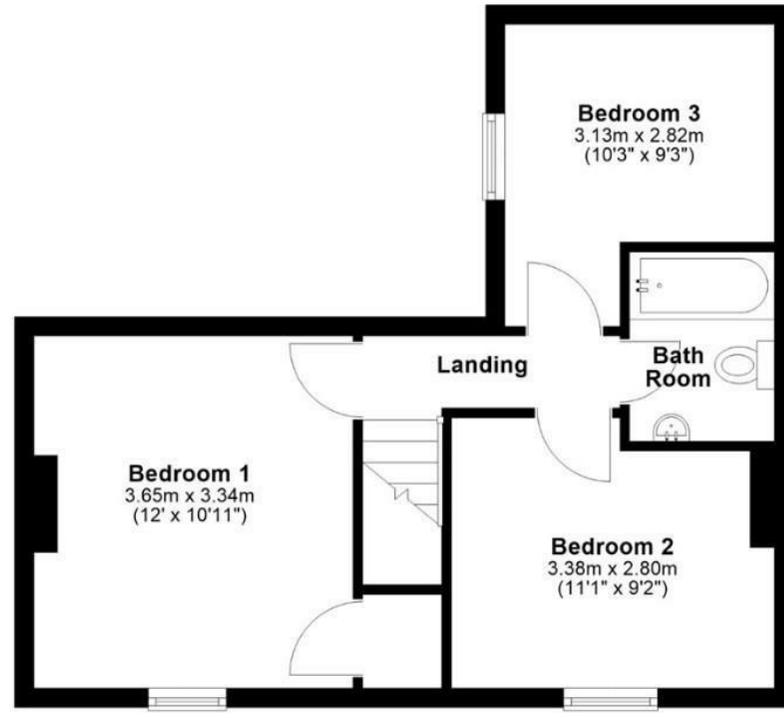
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 75 sqm (800 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(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.

