57 Beche Road, Cambridge, CB5 8HX

Guide Price £595,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

A SYMPATHETICALLY EXTENDED AND SPACIOUS 3-BEDROOM VICTORIAN HOUSE PROVIDING IMPRESSIVE FAMILY ACCOMMODATION AND A PRIVATE REAR GARDEN WITH AN OFF-STREET PARKING SPACE. LOCATED IN THE POPULAR RIVERSIDE RESIDENTIAL AREA, YARDS FROM THE RIVER AND MIDSUMMER COMMON.

- 3 bedrooms, 3 reception room, 1.5 bathroom, boot room/study room
- Victorian end of terrace house, built C.1890
- Gas central heating to radiators
- Popular Riverside residential area
- Rear garden with potential off-street parking space, dropped curb already in place
- 905 sqft / 84 sqm
- Extended C.1987 (rear extension and front porch)
- Double-glazed sash windows
- Plot size - approx 0.03 acres
- Residents parking scheme area

This attractive, improved and extended end of terrace house in Riverside is located on the corner of Beche Road and Saxon Road. The property is yards away from large open green spaces and scenic riverside walks into the city centre via Midsummer Common and Jesus Green.

57 Beche Road has been sympathetically extended and thoughtfully improved to create light, modern and practical living spaces within this attractive Victorian house.

The accommodation is arranged over two spacious floors and is found in good decorative order throughout. The ground floor comprises a useful entrance porch, two connecting reception rooms, an impressive open-plan kitchen/dining room with Velux windows and part-vaulted ceiling providing ample storage, working surfaces and integrated appliances. There is access to the rear garden from this room. An inner lobby leads to a WC and a boot room/study with access to the garden.

Upstairs, a long and extended landing leads to three bedrooms, a luxurious refitted shower room and a large storage cupboard. Bedrooms one and two are double bedrooms and both provide built-in storage cupboards. The loft is boarded, providing further useful storage space accessed via a ceiling hatch/ladder.

Outside, the rear garden is fully enclosed with gated pedestrian access and potential vehicular access off Saxon Road (the previous owners used it as an off-street parking space, and the dropped curb is already in place). The garden has been landscaped, contains many mature plants and wildlife-friendly features, and is well-designed and private. An extended patio area offers a pleasant seating and dining space and there is a gravelled area with a covered storage space.

Location
Beche Road is the quietest part of the popular Riverside area, conveniently situated a short stroll from the south bank of the River Cam, located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as Cambridge North Railway Station with regular services to London King's Cross. Cambridge main railway station is just 10 minutes to cycle, or via regular buses into town from Newmarket Road roundabout. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by and also local shopping on Burleigh & Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and outstanding respectively.

Tenure
Freehold

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

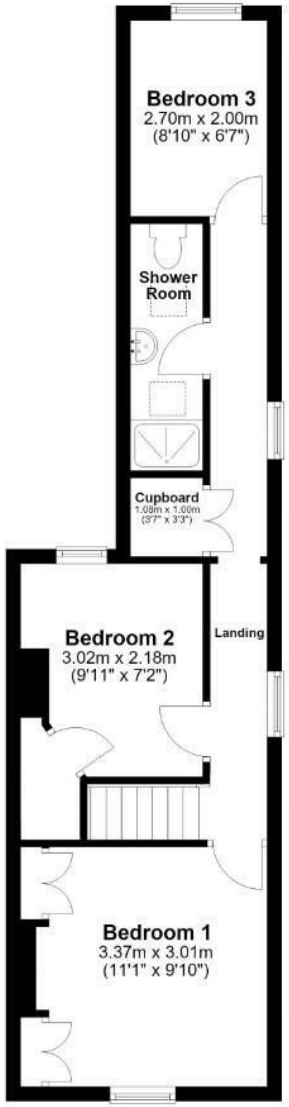
Statutory Authorities
Cambridge City Council.
Council Tax Band - D

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.

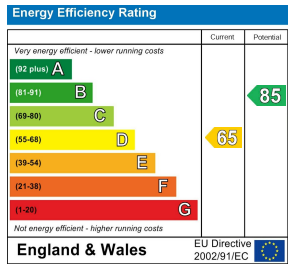
Ground Floor
Approx. 44.3 sq. metres (477.3 sq. feet)

First Floor
Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 84.1 sq. metres (905.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.