



34 Belvoir Road, Cambridge, CB4 1JJ
Guide Price £730,000 Freehold

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**AN EXTENDED LATE VICTORIAN HOUSE IN NEED OF COMPLETE MODERNISATION,
BENEFITING FROM A LARGE, DETACHED DOUBLE-STOREY GARAGE WITH A WORK ROOM
ABOVE, WITHIN ESTABLISHED GARDENS IN THE DE FREVILLE CONSERVATION AREA.**

- 1019 sqft / 94sqm excluding detached outbuilding
- End of terrace house
- 3 bed, 3 recep, 1 bath
- Plot - 283 sqm / 0.07 acre
- Double storey garage/workshop and residents permit parking
- Late Victorian (1897)
- Gas-fired radiator
- EPC – D / 60
- Council tax band - E
- No chain

This attractive bay-fronted Victorian house on Belvoir Road offers an exciting opportunity to create a superb family home within this sought-after residential area, just north of the river and Midsummer Common.

This property was last improved in 1978 when a kitchen extension was added and further additions include a detached, brick-built double storey outbuilding, which was constructed in 1995. The property now requires a full and extensive modernisation programme and offers excellent scope for further expansion.

The accommodation comprises a reception hall with original stained-glass fanlight, two reception rooms, an open plan and well-equipped kitchen/dining room with modern kitchen units and drawers, solid wood worktops and a range of freestanding appliances. There is access to the rear garden from the kitchen area.

Upstairs, the first-floor landing leads to three double bedrooms and a family bathroom.

Outside, there is a small walled garden to the front and side access shared with No.32. The private rear garden is well established and leads to a large outbuilding, which comprises a garage with an inspection pit and a metal staircase leading to a useful room above. Vehicular access to this building is via a lane, which runs behind the properties on Belvoir Road. This is accessed from Manhattan Drive.

Location

Belvoir Road is situated just to the north of the river and forms part of the popular residential area known as the De Freville estate which is in a conservation area. It is conveniently located for local shopping at Mitcham's Corner with primary schooling at Milton Road Primary School and secondary schooling at Chesterton Community College. The city can be approached on foot or bicycle via Midsummer Common and Jesus Green. The property is situated on the west side of Belvoir Road.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

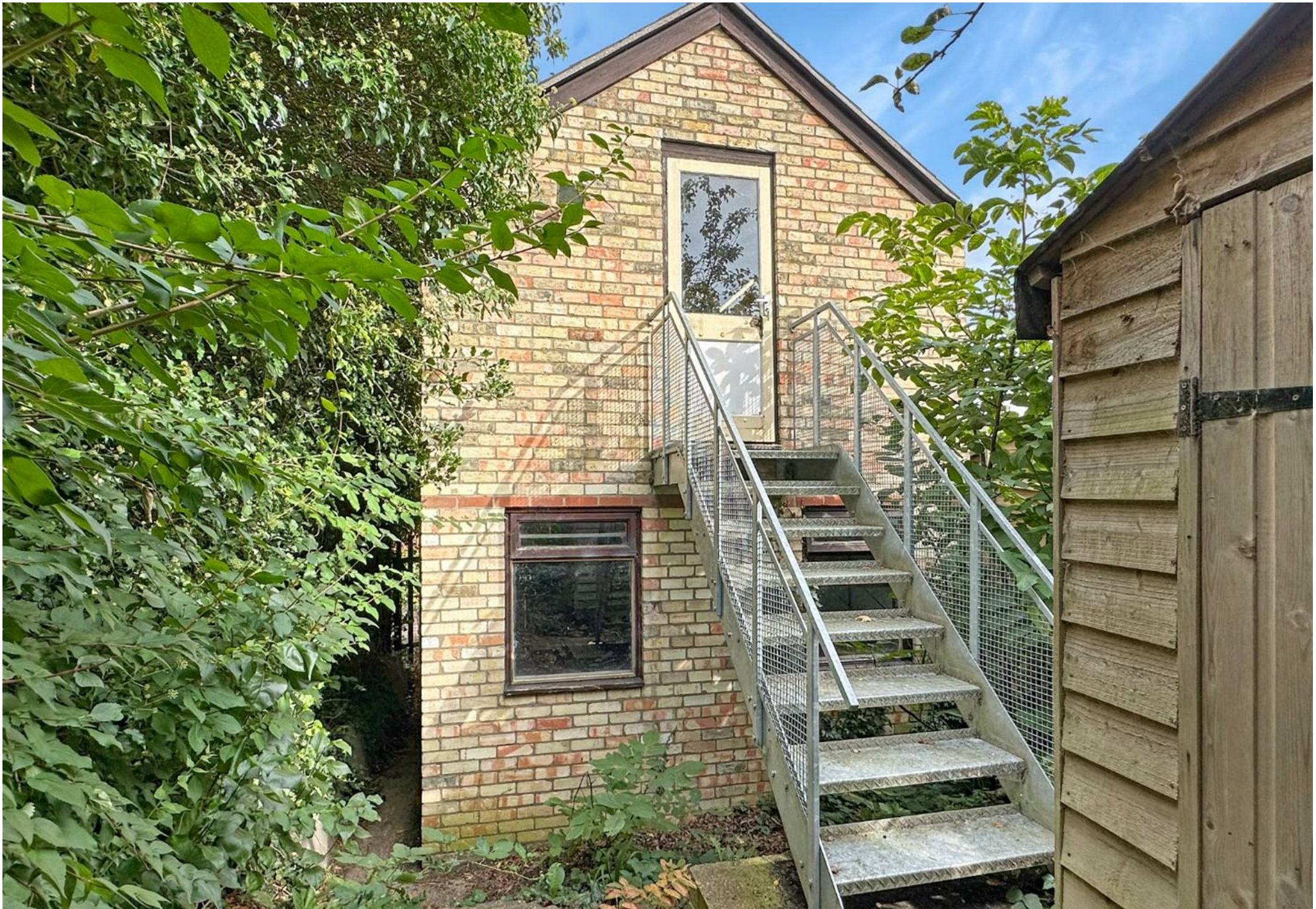
Fixtures and Fittings

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

Viewing

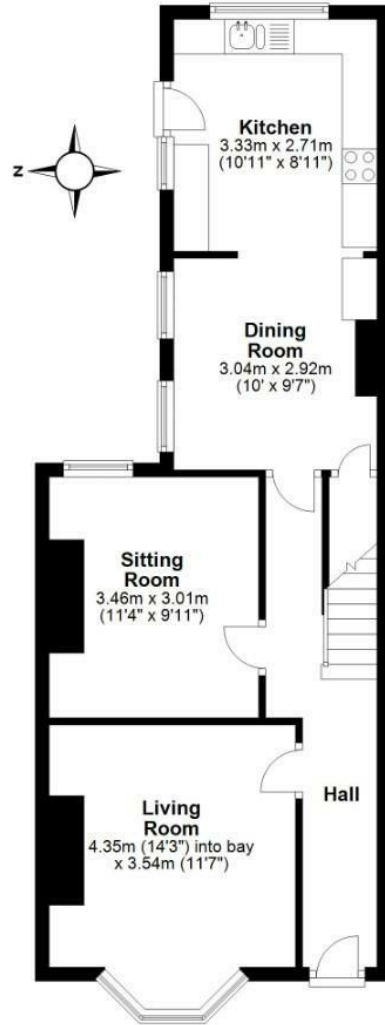
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





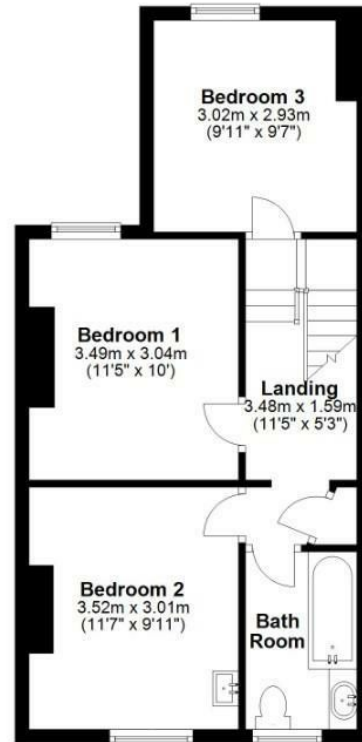
Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



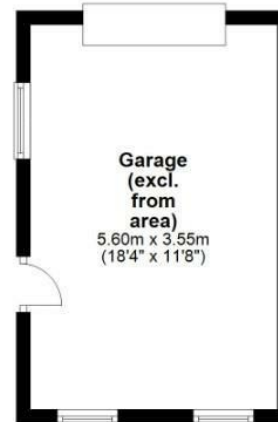
First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



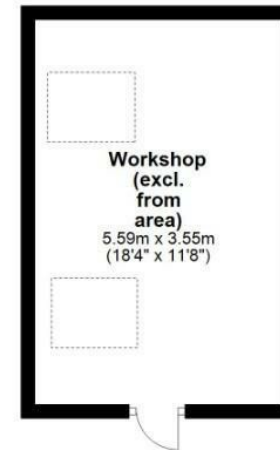
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Outbuilding First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 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	



