



78 Union Lane, Cambridge, CB4 1QB  
Guide Price £475,000 Freehold



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01223 323130

**A LATE VICTORIAN HOME WITH A MATURE GARDEN EXTENDING TO AROUND 90FT,  
OFFERING A WONDERFUL BLEND OF PERIOD AND CONTEMPORARY FEATURES  
THROUGHOUT, SITUATED JUST 1.6 MILES NORTH OF THE CITY CENTRE. NO ONWARD CHAIN.**

- 825 sqft / 76 sqm
- 3 bed, 2 recep, 1 bath
- On street parking
- EPC – D / 64
- Gas-fired heating to radiators & underfloor
- Mid-terraced house
- Plot size -161 sqm / 0.04 acre
- 1890's
- Council tax tax – C
- No chain

This charming period home dates from the 1890s and enjoys a convenient position just off Milton Road. The house has full fibre broadband, is gas central heated and double-glazed throughout with underfloor heating in the kitchen.

The accommodation briefly comprises a living room with a feature fireplace, finished with original wood flooring, which continues through to a dining room with a living-flame gas fire, contrasted by attractive tiled inserts and a carved hardwood surround. Stairs from the dining area lead up to the first floor. The kitchen has been fitted with a comprehensive range of units with space for a range-style cooker and additional space and plumbing for various freestanding appliances. A side door from the kitchen leads to the garden. The ground floor bathroom has been fitted with a modern white suite, including a shower over the bath, a wash hand basin with storage below and a W.C., finished with part tiled walls.

Upstairs are three bedrooms, two of which have feature fireplaces. Bedroom 2 is particularly spacious. The landing provides access to a loft and an airing cupboard.

Outside the front of the property is set back behind a shallow front garden with a low brick wall and there is a pathway to the front door. The rear garden measures around 90' (27m) x 13' (3.9m) and a useful storage shed located at the foot of the garden measuring 11'6" (3.5m) x 9'11" (3m). The garden itself is a wonderful oasis, providing plenty of areas for outdoor entertaining, including a paved terrace in the middle of the plot. The area is quiet, yet central, and as such the garden has an incredibly peaceful feel to it.

**Agent's Note**

There is a shared pedestrian access path behind No.78, which serves the neighbouring houses. The rear garden could easily be fenced off for anyone wanting extra privacy.

**Location**

Union Lane is situated off Milton Road and Chesterton High Street, a much-admired area, lying just north of the river. It is well placed for access to the city centre, Cambridge Science Park, Cambridge North Station and the A14/ M1. Cambridge North Railway station is situated at the top of Milton Road and there is a range of good shopping facilities and bus services on Chesterton High Street and is only a short bike ride into the historic centre. The property is in the catchment area for Milton Road Primary School and Chesterton Community College.

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**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**

**76 sqm (825 sqft) exc Shed**



