



4 Jesus Terrace, Cambridge, CB1 1JY
Guide Price £600,000 Freehold



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A GRADE II LISTED VICTORIAN HOUSE ON JESUS TERRACE, BENEFITTING FROM A KITCHEN EXTENSION, TWO BATHROOMS AND FINE PERIOD FEATURES. LOCATED IN THE HEART OF THE HISTORIC CENTRE AND OFFERED FOR SALE WITH NO ONWARD CHAIN.

- 779 sqft / 72 sqm
- Grade II Listed Victorian house built in 1850
- Walled rear garden with secure private access
- Gas-fired heating to radiators
- Resident's parking permit
- 2 beds, 2 receptions, 2 baths
- Attractive period features
- No onward chain
- Total plot size - approx 0.02 acres
- Extended kitchen with breakfast area opening to the garden

4 Jesus Terrace is a charming period home located in the central Kite area of the city, conveniently placed for access to a wide range of amenities, riverside walks through green open spaces and Cambridge Station.

The property has been well maintained by the current owners and offers beautifully presented accommodation benefitting from attractive period features and an extended kitchen. There is potential to extend further subject to the necessary planning consents.

The accommodation comprises an entrance hall with an elegant tiled floor and a staircase leading to the first-floor accommodation, a sitting/dining room with a Georgian style sash window overlooking the front aspect, restored wide wooden floorboards and original plaster cornice. A full-width kitchen with a breakfast room provides views and access to the rear garden. The kitchen is well-equipped and provides a range of matching units and drawers with integrated appliances, solid wood worktops and a practical terracotta tiled floor.

Upstairs, the first-floor landing leads to a refitted bathroom suite and two double bedrooms. The principal bedroom has an ensuite shower room, a built-in cupboard and an attractive period fireplace.

Outside, there is a charming walled rear garden with gated pedestrian access leading to shared rear passageway. This established garden has a well-maintained lawn with flowerbeds and a paved patio area. There is a useful timber shed ideal for bicycle storage and garden furniture.

Agent's Note

The property is located in the Kite conservation area.
A new damp proof course was installed in 2024.

Location

Jesus Terrace, which forms part of the Kite conservation area, is a well situated no through road lying very close to Parker's Piece, Christ's Pieces and the Grafton Centre within walking and cycling distance of the city centre and many of the facilities offered by the university. There is a good range of local shopping facilities in the immediate area with wide range of open spaces nearby. Local primary schooling is at St Paul's or Park Street and secondary schooling is at Parkside Community College with private schooling for all age groups in the city.

Tenure

Freehold

Services

Main services connected include: water (metered), 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.

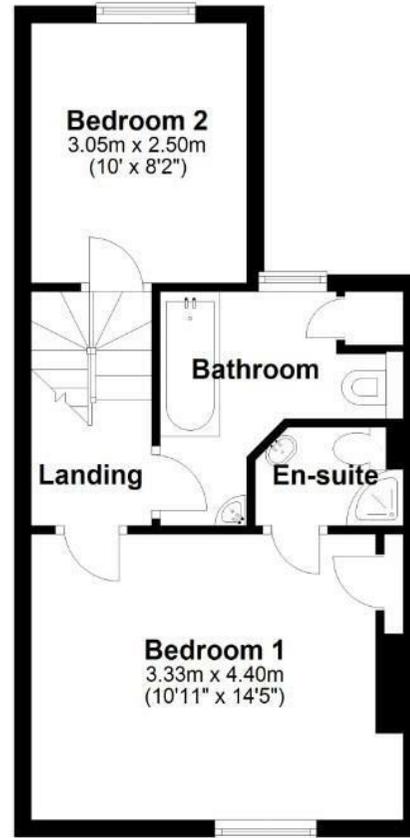




Ground Floor
Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor
Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 72.4 sq. metres (779.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(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.

