159 Cherry Hinton Road, Cambridge, CB1 7BX

Guide Price £485,000 Freehold

REDMAYNE ARNOLD & HARRIS

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# AN EXTENDED 2-BEDROOM BAY-FRONTED VICTORIAN HOUSE PROVIDING LIGHT AND WELL-PRESENTED ACCOMMODATION, RETAINING ATTRACTIVE FEATURES AND BENEFITTING FROM FRONT AND REAR GARDENS, ON CHERRY HINTON ROAD.

- Bay-fronted Victorian terrace house
- 2/3 bedrooms, 1/2 reception rooms, 1.5 bathroom
- First floor bathroom suite
- Generous frontage providing scope for parking (STC)
- EPC – C / 71
- 1088 sqft / 101 sqm
- Kitchen/breakfast room with access to garden
- Newly redecorated throughout
- Enclosed rear garden
- Council tax band - D

This bay-fronted Victorian mid-terrace house on Cherry Hinton Road has been improved by a rear ground floor extension and provides spacious accommodation over two floors, measuring 1088 Sq. ft in total. The property has been recently decorated throughout and benefits from a high degree of natural light. Positioned towards the Hills Road end of Cherry Hinton Road, the property is within easy reach of excellent facilities, shops and cafes.

On the ground floor there is an entrance hall, an open sitting/dining room with an open fireplace and bay window overlooking the front aspect. This space opens to a study/bedroom 3 with a skylight through double doors. An inner hallway with a WC and built-in storage cupboards, and a well-equipped kitchen with access to the rear garden. completes the ground floor.

Upstairs, the first-floor landing leads to two bright and spacious double bedrooms and a large bathroom.

Outside, the property is set behind generous frontage which is predominately laid to gravel. There is an established rear garden with patio and rear pedestrian access.

This attractive and much improved period property benefits from being sold with no onward chain.

**Agents Note**
There is planning permission pending on land behind 159 Cherry Hinton Road.

**Tenure**
Freehold

**Location**
Cherry Hinton Road is a well-regarded residential location, conveniently placed for access to a wide range of facilities, Addenbrooke's Hospital and the city centre.

The green spaces of Coleridge Park, Cherry Hinton Hall and Coldham's Common offer extensive parkland and play areas. There are also various amenities nearby including a Co-op store, petrol station, chemist, newsagents, Cambridge Wine Merchants and Balzano's deli.

Schooling is available at the highly regarded Morley Memorial Primary School and Hills Road Sixth Form college are a short walk away. There is private schooling available for all age groups in the vicinity including The Perse.

Cherry Hinton Road is conveniently located for access to Cambridge Railway station and the city centre (1 mile) as well as Addenbrooke's Hospital and the expanding Biomedical Campus (0.5 miles).

**Services**
Mains services connected include Gas, Electricity, Water and Drainage.

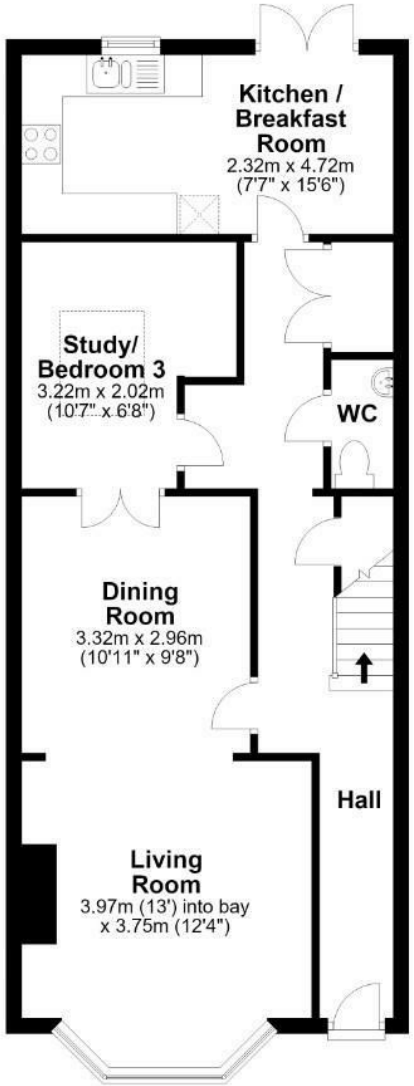
**Statutory Authorities**
Cambridge City Council
Council tax band-D

**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

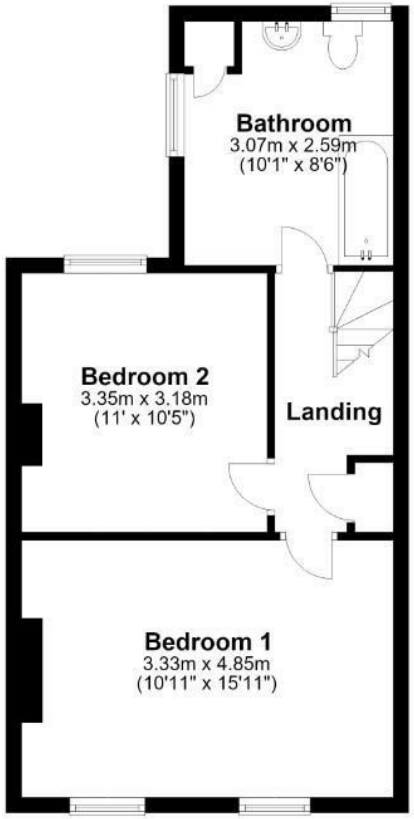
## Ground Floor

Approx. 60.2 sq. metres (648.4 sq. feet)



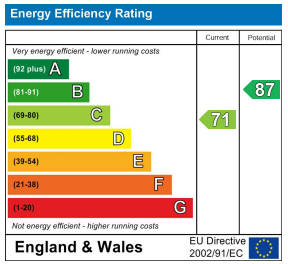

## First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)




Total area: approx. 101.1 sq. metres (1088.8 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.**