



3 Derby Street, Cambridge, CB3 9JE
Guide Price £750,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A HANDSOME, END-OF-TERRACE VICTORIAN COTTAGE OF GENEROUS PROPORTIONS AND AN ABUNDANCE OF CHARACTER, OCCUPYING A HIGHLY SOUGHT-AFTER LOCATION IN NEWNHAM.

- Victorian end-of-terrace house
- 2 reception rooms, 1 bathroom
- Gas-fired central heating to radiators
- Residents permit parking
- Attractive features incl. high ceilings, sash windows and fireplaces
- 3 bedrooms and a nursery/study
- 100.5 sqm / 1,082 sqft
- Tremendous scope for further improvement
- EPC - D / 65
- Pleasant, west-facing rear garden. Plot size of 0.03 acres

Derby Cottage is a charming and spacious Victorian home, which occupies a highly convenient and sought-after location in the heart of Newnham, within around 15 minutes' walk of the city centre. It benefits from a wealth of character courtesy of period features including, but not limited to, exposed floorboards, high ceilings, picture rails, fireplaces and sash windows.

The property opens into the entrance hall, which has stairs to the first floor with storage under and access to the principal rooms. The generously proportioned living/dining room has easterly and westerly windows and two attractive, working fireplaces. The kitchen would benefit from some updating, but currently includes a recently installed combination boiler, space for a cooker and a fridge/freezer, plumbing for a washing machine and door to the rear garden. Located to the rear, the family bathroom is partly tiled and fitted with a suite including a panelled bath with a shower attachment, wash basin, WC and a heated towel rail.

On the first floor, there are two similarly sized double bedrooms with original feature fireplaces and built-in cupboards. At the extended rear, there is a further double bedroom, which has a vaulted ceiling with exposed timber beams and a dual aspect including a stained-glass window. A further room could be used as a study or a nursery.

Outside, a private gate at the front provides pedestrian access to the rear garden, which enjoys a westerly aspect and has a paved area and a pond. It is predominantly enclosed by boundary walls and includes established trees, shrubs, a timber shed and a second gate located at the rear, which provides access to/from Newnham Croft Street.

Location

Derby Street runs between Barton Road and Merton Street in the heart of Newnham Village and lies about 1 mile west of the city centre. There is a good selection of local amenities in Newnham itself, including award winning grocer, Co-op, butcher, baker, pharmacy and primary school. Secondary and private schooling for all age groups is available in the city. The city centre, colleges and various university departments can be reached by foot or bicycle via 'The Backs'. Grantchester Meadows and Lammas Land are both within walking distance.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - F

Fixtures and Fittings

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

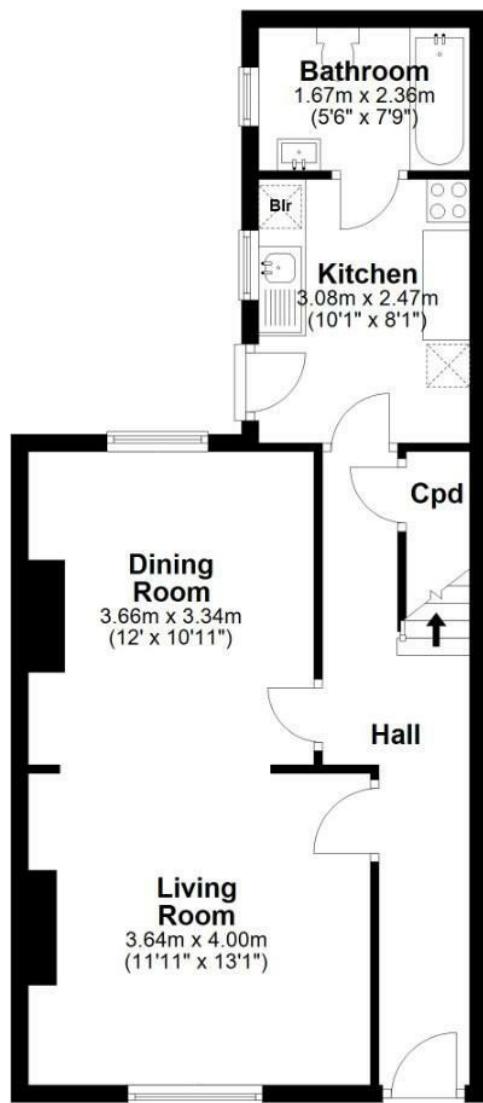
Viewing

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



Ground Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 100.5 sq. metres (1082.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(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		65	
EU Directive 2002/91/EC			

