



161 Cherry Hinton Road, Cambridge, CB1 7BX  
Guide Price £485,000 Freehold



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**AN ATTRACTIVE AND WELL-PRESENTED 3-BEDROOM VICTORIAN HOUSE LOCATED TOWARDS THE CITY END OF CHERRY HINTON ROAD AND OFFERED FOR SALE WITH NO ONWARD CHAIN.**

- 947 sqft / 88 sqm
- Bay-fronted terrace house
- Built between 1837 and 1901
- 3 bed, 2 reception, 1 bathroom
- Gas-fired heating to radiators
- Plot size - 0.06 acres
- New carpets and recently redecorated
- EPC – E / 52
- Council tax band – D
- No onward chain

161 Cherry Hinton Road is a charming, bay-fronted Victorian house set back from the road behind a generous walled garden, close to a wide-range of facilities and within easy reach of Cambridge Station and the city centre.

The property has recently undertaken a refurbishment programme, which includes redecoration throughout and new carpets.

The ground floor accommodation comprises a reception hall, a charming sitting room with a bay window and a fireplace, a dining room with a sash window and a fireplace, a well-equipped kitchen providing a range of storage units and drawers, working surfaces with an inset sink and space and plumbing for a range of freestanding appliances. Access to the rear garden is from the kitchen and a rear bathroom suite completes the ground floor accommodation.

Upstairs, a first-floor landing leads to three bedrooms.

Outside, there is a private rear garden with pedestrian access.

The property offers excellent scope for internal remodelling and the possibility of off-street parking to the front, subject to the necessary consents from highways and Cambridge City Council. This attractive period home is offered for sale with the benefit of no onward chain.

**Agent's Note**

There is no parking with the property.

There was dry rot at the property affecting the hall and two reception rooms. Floor joists and floorboards were completely replaced and additional airbricks were installed.

**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.

The area is particularly appealing to those looking for the convenience of city living but without compromising on garden space and parking that often come with being right in the very centre.

**Tenure**

Freehold

**Services**

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

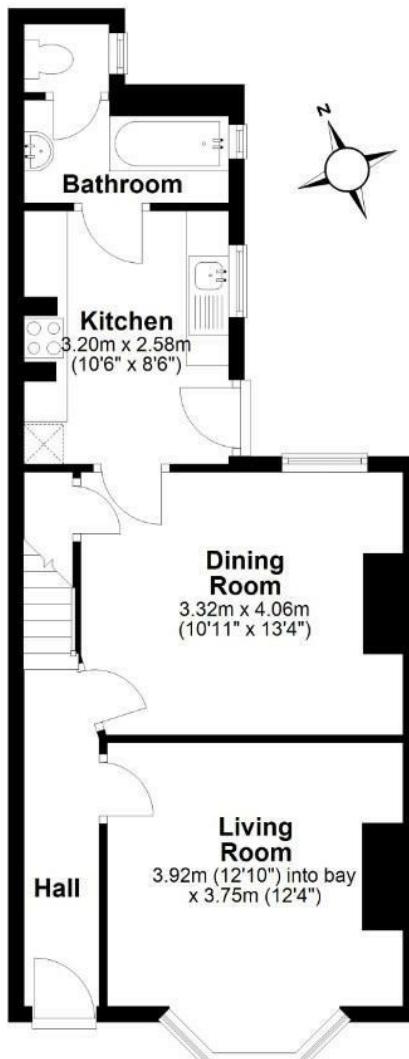
**Viewing**

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



## Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



## First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 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	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	52
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

