



STURTON STREET

9 Hooper Street, Cambridge, CB1 2NZ
Offers In Excess Of £800,000 Freehold



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AN INDIVIDUAL AND SUPERBLY APPOINTED FOUR-BEDROOM VICTORIAN CORNER HOUSE PROVIDING ACCOMMODATION OVER TWO FLOORS EXTENDING TO 1550 SQFT AND A PRIVATE COURTYARD GARDEN IN PETERSFIELD.

- 1550 sqft / 144 sqm
- 4 bed, 2 recep, 2 bath
- Residents permit parking and on street parking available
- Victorian home
- EPC – D /63
- Corner house (end terrace)
- Double-glazed sash windows
- Private courtyard garden (25'6 X 9'9") – plot size 0.03 acres
- Gas-fired heating to radiators
- Council tax band - E

9 Hooper Street (formerly a grocery store) has been beautifully converted to create a fine family home benefiting from spacious accommodation with a high degree of natural light, which includes a versatile cellar and fully enclosed courtyard garden. This rare and individual Victorian house occupies a corner position in the heart of Petersfield, a short walk to Mill Road, Cambridge Station and outstanding schools for all ages.

Secure double gates (approached from the Gwydir Street end of Hooper Street) open to a private, landscaped courtyard garden, which benefits from good sun coverage and an off-street parking space if required.

A bright, airy and broad reception hall leads to a cloakroom/WC, a useful cellar providing excellent storage solutions and plumbing for appliances. A large elegant sitting room with two large sash windows, captures the morning sunlight. A generous, dual aspect, open-plan kitchen/dining room with solid wood flooring provides an extensive range of modern cabinetry and drawers, a solid wood countertop with inset Belfast sink and a range of integrated appliances, which include an electric oven, gas hob, fridge and wine cooler.

A feature staircase leads to the first-floor level, which comprises a generous landing, a modern family bathroom suite and four spacious double bedrooms. The principal bedroom provides a compact bathroom suite.

Outside, the courtyard garden is fully enclosed, laid to paving and provides a high degree of privacy. Residents permit parking is available.

The property is being sold with the benefit of no onward chain.

Location

Hooper Street forms part of the popular Petersfield residential area, which is within walking or cycling distance of Mill Road, the railway station, the Grafton Centre and historic city centre. There is a wide range of independent shops, cafes, restaurants and public houses within the immediate vicinity including Mill Road, Norfolk Street and the Beehive Centre. Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding' respectively.

Tenure

Freehold

Services

Main services connected include: water, 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.

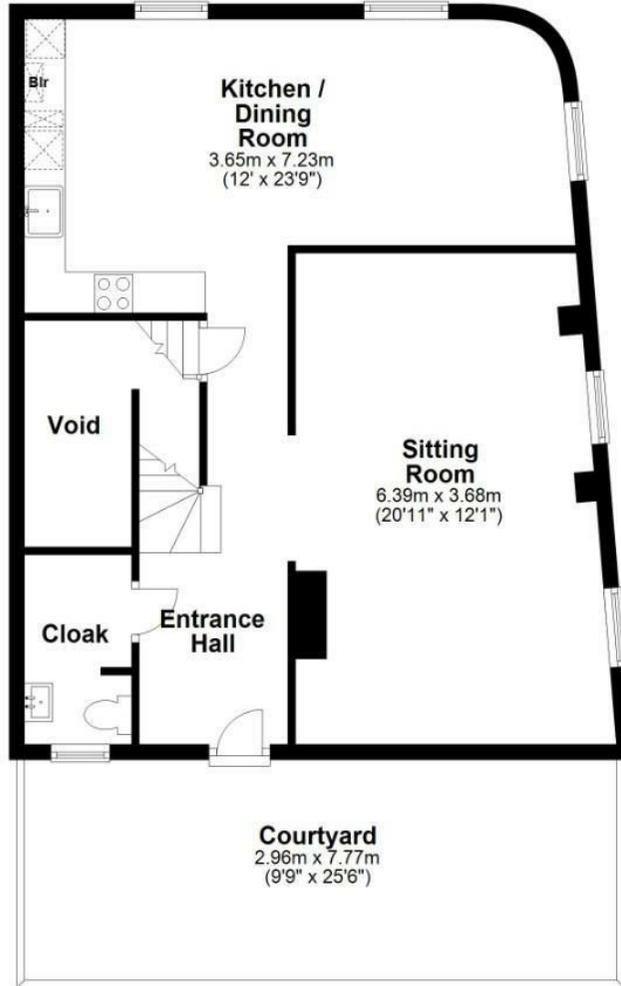
Viewing

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

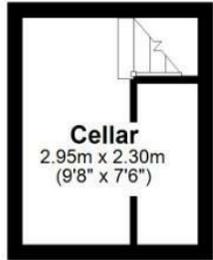




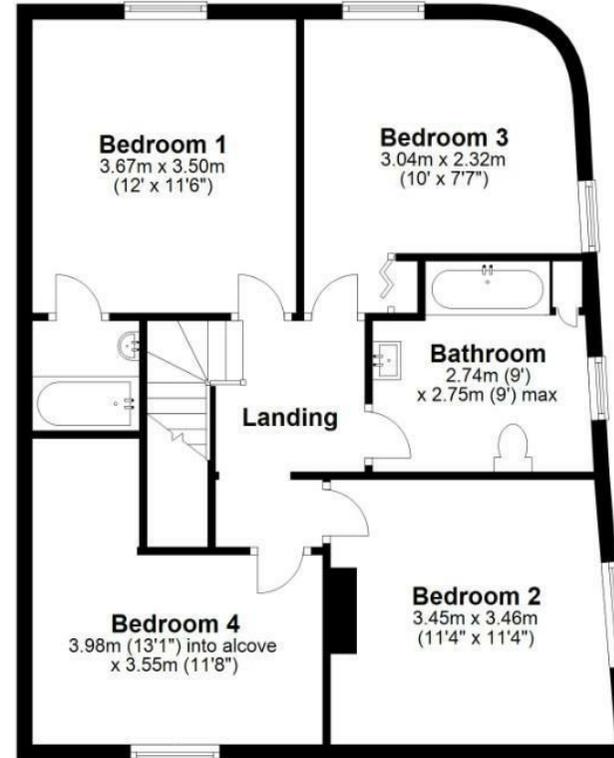
Ground Floor
Approx. 69.7 sq. metres (750.2 sq. feet)



Cellar
Approx. 6.8 sq. metres (72.9 sq. feet)



First Floor
Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 144.0 sq. metres (1550.4 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		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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.



