



74 Kimberley Road, Cambridge, CB4 1HJ  
Guide Price £700,000 Freehold



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## A BAY-FRONTED EDWARDIAN HOUSE WITH ENCLOSED GARDENS AND AN OUTBUILDING, REQUIRING MODERNISATION WITH POTENTIAL FOR EXPANSION, ON KIMBERLEY ROAD.

- 938 sqft / 87 sqm • Edwardian mid-terrace house • Built in 1904 • 3 bedrooms, 3 receptions, 1 bathroom • Residents permit parking scheme • Plot size - 0.04 acres • Gas central heating system to radiators • No onward chain • In need of modernisation with scope for expansion • Enclosed rear garden with block-built outbuilding

This attractive mid-terrace Edwardian house on Kimberley Road is within a short walk to Midsummer Common, scenic river walks into the city centre and various cafés and restaurants on Mitcham's Corner. The property requires modernisation throughout and provides excellent scope for expansion and alteration, like many neighbouring properties have. The property is located towards the end of Kimberley Road, yards from the river and university boathouses.

The accommodation comprises an entrance hall, a front sitting room with a bay window, a dining room, a breakfast room with recess storage and access to the rear garden, an L-shaped kitchen and a ground floor shower room.

Upstairs, the first-floor landing leads to three spacious double bedrooms.

Outside, there is an enclosed hardstanding rear garden with shrubs to borders. A useful block-built store provides access to a rear alleyway which leads to Hamilton Road.

### Agent's Note

The front bay window has been underpinned. There is documentation to support this.

### Location

Kimberley Road is situated within the popular De Freville area of Cambridge, a predominantly late Victorian near central area of the city between the river Cam and Chesterton Road. The property is located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Nearby Chesterton Road includes a bakery and supermarket, along with the popular café "Stir" and equally popular bar "Thirsty". There are well regarded pubs and restaurants in the vicinity, which include two Michelin starred restaurants, Midsummer House and Restaurant 22, as well as the Fort St George and a popular live music/comedy venue at The Portland Arms.

Kimberley Road is just over 2 miles from Cambridge station where London King's Cross can be reached in 50 minutes and Cambridge North station is around 2.4 miles away.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

### Tenure

Freehold

### Services

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

### Statutory Authorities

Cambridge City Council.

Council Tax Band -

### Fixtures and Fittings

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

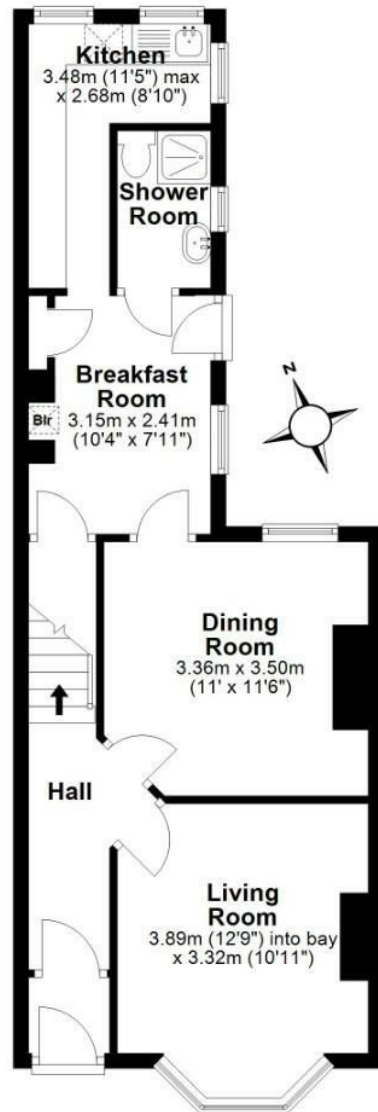
### Viewing

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



## Ground Floor

Main area: approx. 48.1 sq. metres (517.7 sq. feet)  
Plus outbuildings: approx. 13.9 sq. metres (149.7 sq. feet)



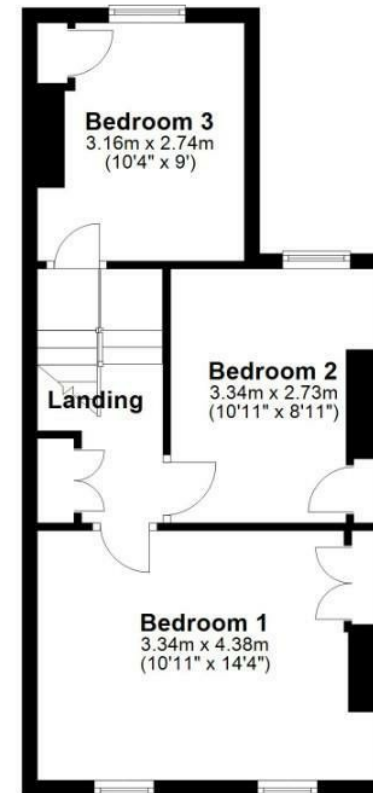
Main area: Approx. 87.1 sq. metres (938.0 sq. feet)

Plus outbuildings: approx. 13.9 sq. metres (149.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

81

68

EU Directive  
2002/91/EC



