42 Beche Road, Cambridge, CB5 8HU

Offers Over £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXTENDED, LATE VICTORIAN END OF TERRACE HOUSE WITH A SOUTH-FACING REAR GARDEN AND A MODERN GARDEN STUDIO, LOCATED MOMENTS FROM RIVERSIDE AND MIDSUMMER COMMON.

- 940 sqft / 87 sqm
- 3 double beds, 3 reception areas, 1 bathroom
- South-facing rear garden
- Residents permit parking scheme
- Gas-fired heating to radiators
- Victorian end of terrace house built in 1890
- Extended and remodelled in December 2011
- Modern garden studio built in November 2019
- Plot size - approx 0.04 acres
- No onward chain

42 Beche Road is a significantly improved and extended late Victorian house occupying a quiet location within the Riverside area of the city, close to historic centre and a choice of large open green spaces. The property is within catchment for St Matthew's Primary School and Parkside Community College.

The property benefits from a rear double storey extension and bathroom relocation in 2011. A contemporary home studio was built in 2019 and provides a versatile space, detached from the house, ideal for home working, as a gym or as guest overflow.

Charming and well-presented accommodation extends to 940 sqft over two floors and comprises an entrance hall, front sitting room with an open fireplace connecting to a dining area with a fireplace and a concealed storage cupboard housing the utility meters and consumer box. The extended kitchen/breakfast room benefits from lots of natural light, a well-equipped kitchen providing modern units, integrated appliances and a solid wood worktops. Glazed double doubles in the dining area provide access to and views of the garden.

Upstairs, the first-floor landing leads to three spacious double bedrooms and a refitted family bathroom suite.

Outside, there is a walled front garden and gated side access leading to the rear garden, which has a desirable south-facing aspect, a paved terrace area, lawn and a kitchen garden. There is a useful timber storage shed located behind the modern garden studio.

Location
Beche Road forms part of the popular Riverside area, conveniently situated a short stroll from the south bank of the River Cam, 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.

Both Midsummer and Stourbridge Commons are also situated nearby, as well as Cambridge North Railway Station with regular services to London King's Cross. Cambridge main railway station is just 30 minutes to walk, or via regular buses into town from Newmarket Road roundabout. There is a wide range of local facilities including a Tesco Superstore, gym and two out-of-town retail parks close-by and also local shopping on Burleigh & Fitzroy Street, which offers a vast range of shops, bars and restaurants.

Schooling is available at St Matthew's Primary School with secondary provision at Parkside Community College, which are Ofsted rated as 'good' and outstanding respectively.

Tenure
Freehold

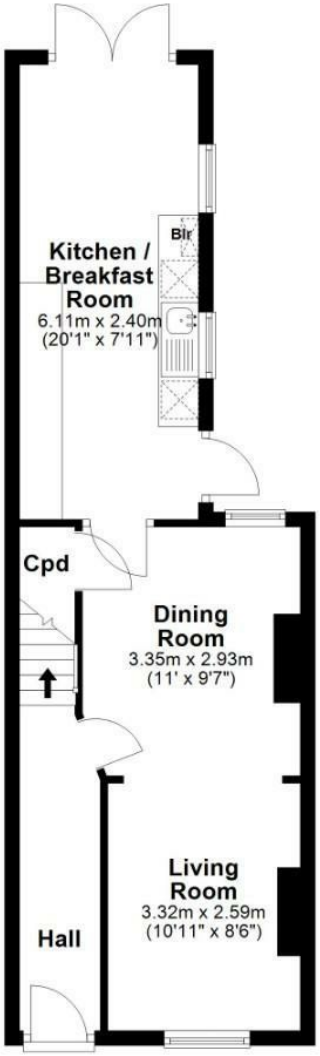
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

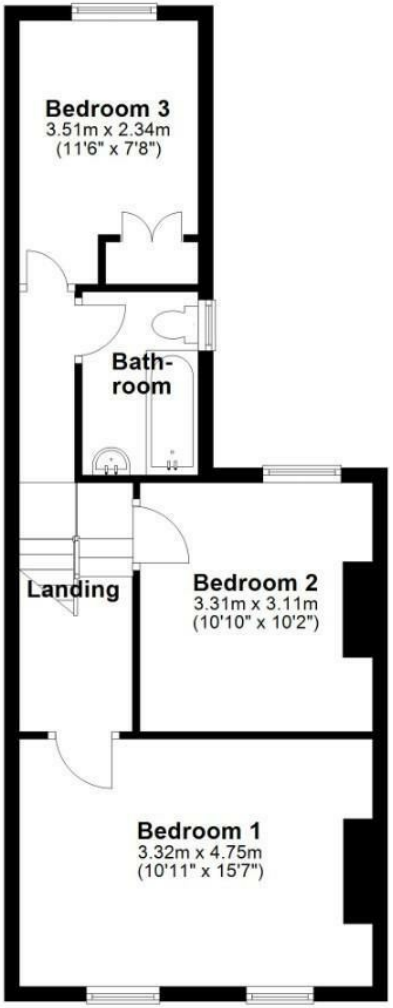
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

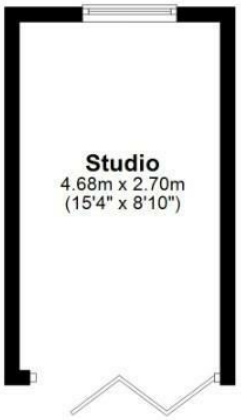
Ground Floor
Approx. 40.5 sq. metres (435.8 sq. feet)



First Floor
Approx. 46.9 sq. metres (505.0 sq. feet)

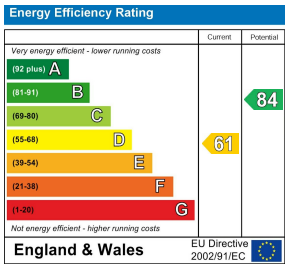


Garden Studio
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus studio, approx. 12.6 sq. metres (136.0 sq. feet)



Main area: Approx. 87.4 sq. metres (940.9 sq. feet)
Plus studio, approx. 12.6 sq. metres (136.0 sq. feet)

Drawings are for guidance only
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.

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