



A DETACHED 3 BEDROOM VICTORIAN HOUSE IN POPULAR CAMBRIDGE LOCATION

11 BERMUDA ROAD
CAMBRIDGE CB4 3JX

savills

A 974 SQ FT DETACHED VICTORIAN HOUSE IN POPULAR CAMBRIDGE LOCATION JUST NORTH OF THE RIVER CAM AND JESUS GREEN

11 BERMUDA ROAD CAMBRIDGE CB4 3JX

Situation

- Comprehensive shopping, including Grand Arcade shopping mall and busy daily market available in Cambridge
- Shopping for everyday needs is situated along nearby Chesterton and Histon Roads
- Chesterton Community College (Outstanding Ofsted report) in catchment along with independent schools for all age groups in Cambridge
- Popular restaurants, pubs and bars including The Waterman, Restaurant 22 and Thirsty as well as the Portland Arms all close at hand
- River Cam, Jesus Green and Midsummer Common in close vicinity. Cambridge railway station has services to London from around 50 minutes.

Description

11 Bermuda Road is a 3 bedroom Victorian detached house with a garden and parking space at the rear of the property.

Approached via a gate and garden path, the small front garden is planted with mature shrubs which provide a nice screening from the road. The hallway leads in to a through sitting/living room with a wide bay window and an original fireplace which houses a wood burning stove. There are wooden floors throughout the reception area and what would have been the second fireplace, is now used as a convenient log store.

At the rear of the property is a modern kitchen extension with AGA stove and wood block worktops. The kitchen is well equipped with fridge/freezer, John Lewis dishwasher and washing machine/tumble drier. The right hand side of the room is fully glazed which creates a really light space and leads out, through double doors into the garden. A downstairs WC completes the ground floor accommodation.



Upstairs, at the front of the property, is the master bedroom which faces south and has a triple window along the front making the room bright and warm. There is another double which has a feature fireplace and sash window with views out over the garden. At the back is a single room which has most recently been used as a nursery.

The family bathroom is modern with white sanitaryware and has a shower over the bath.

Outside, the kitchen doors lead out to a patio area with a spacious and private garden beyond. At the bottom of the garden is a decked area at the back which catches the evening sun and would make a good BBQ area in the summer.

There is a gate at the rear of the property which has been used for off-street parking in the past.

There is the opportunity to extend the property (subject to necessary planning consents) on the ground floor and also up in to the loft.

Tenure:

Freehold

Local Authority:

Cambridge City Council

Viewing:

Strictly by appointment with Savills

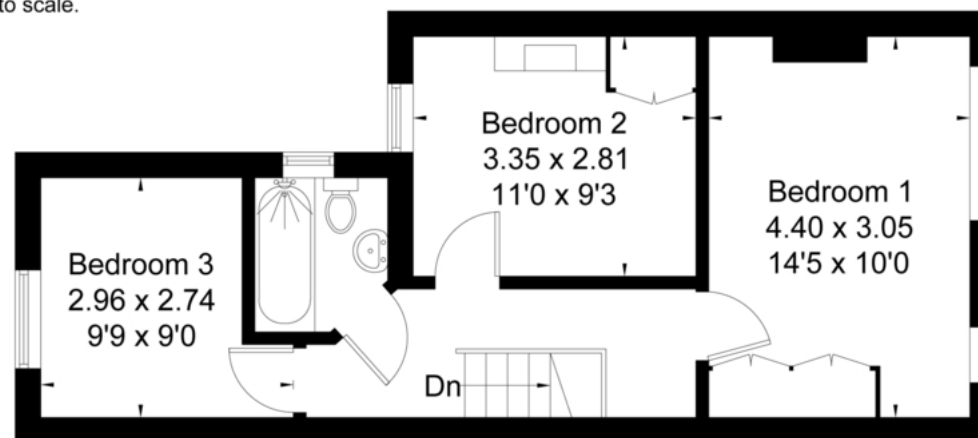


11 Bermuda Road, Cambridge, CB4 3JX

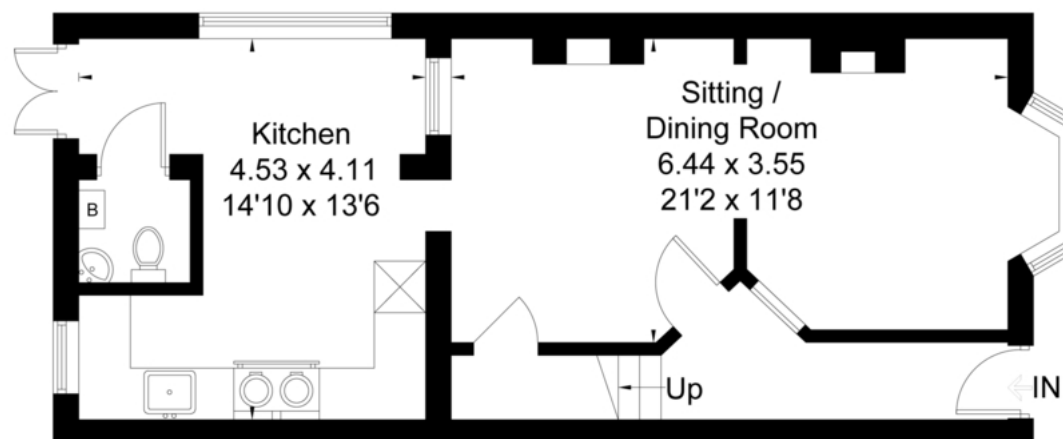
Gross Internal Area (approx) = 90.5 sq m / 974 sq ft

For identification only. Not to scale.

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First Floor



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	50
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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