



Near central characterful Victorian townhouse

1 Clare Street, Cambridge, CB4 3BY

Freehold

savills

Re-configured and refurbished • Modern kitchen/
breakfast room with granite and wood worksurfaces •
Three double bedrooms • South-west facing gravelled
garden • Resident's permit parking scheme

Local information

- Close to schools for all age groups in state and independent sectors including St Lukes and Park Street Primary Schools and Chesterton Community College.

- Comprehensive shopping facilities including Grand Arcade shopping mall and busy daily market available in Cambridge city centre.

- Excellent everyday shopping including mini supermarkets available at nearby Co-Op Iceland and Aldi stores along on Chesterton Road, Milton Road and Histon Road.

- Extensive recreational, cultural and sports amenities available in Cambridge along with nearby open green spaces at Jesus Green and Midsummer Common along with River Cam close by.

About this property

1 Clare Street is a Victorian end of terrace townhouse with painted brick elevations with sash windows beneath a slate roof. The property, which has accommodation over three floors extends to approximately 1,158 sq ft and has been reconfigured and improved by the current owner which now includes a well designed eat-in kitchen/ breakfast room and spacious contemporary first floor bathroom.

The property is accessed via an attractive half stained glass front door with ornate fanlight over into an entrance and hallway with attractive stripped wooden floors

and archway with corbels. The stripped floors continue into the dual aspect through sitting and dining rooms, there is a wide bay sash window and open cast iron fireplace with recessed cabinetry and book-shelving along with moulded ceiling corning. The kitchen/breakfast room which has an electric underfloor heating system in situ has been fitted mainly with cream coloured cabinetry and has integrated fridge/freezer, stainless steel double ovens and twin ceramic basins with wooden work surfaces. To the rear is a granite work surface and breakfast bar with space for three bar stools beneath and integrated five burner gas hob with central wok burner.

There are three double bedrooms which are situated on the upper two floors, the front bedroom has three sash windows, a range of built-in wardrobes, cast iron fireplace and it extends the full width of the property. The middle bedroom also has a cast iron fireplace whilst the top floor bedroom is triple aspect which includes a large circular porthole window with views through a tall tree along Magrath Avenue, along with an en-suite shower room.

The family bathroom which has a cast iron fireplace has been refitted in stylish sanitary-ware and includes a deep contemporary bath tub with freestanding tap pillar and a separate shower cubicle with Hansgrohe shower.





The rear garden is slightly wider than its neighbours with a side pedestrian gate providing additional space within for bike storage and a log/fuel store. The garden is partially paved, fully enclosed and mainly gravelled which provides ample space for eating out and entertaining. The garden is south-west facing and backs onto Castle Park office complex so has the benefit of more privacy at weekends and evenings when offices are likely to be un-occupied.

The property which has a gas fired central heating system can be seen in greater detail on the attached floor plans.

Tenure
Freehold

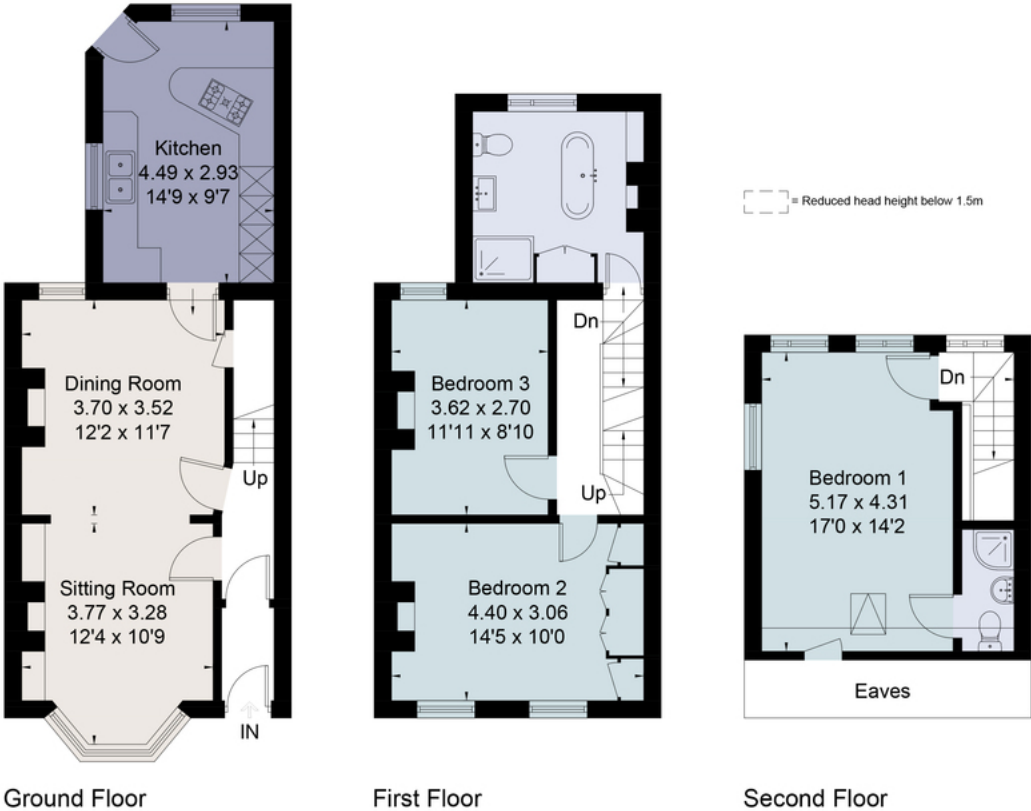
Local Authority
Cambridge City Council: Band E

EPC rating = E

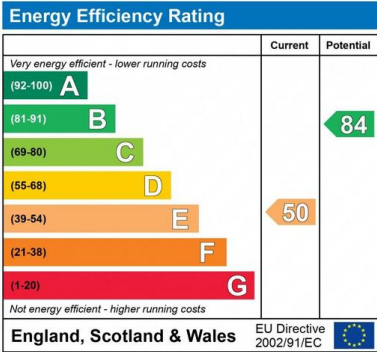
Viewing
Strictly by appointment with Savills



Approximate Area = 107.4 sq m / 1156 sq ft
(Excluding Eaves)
Including Limited Use Area (1.7 sq m / 18 sq ft)
For identification only. Not to scale.
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Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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