



MONTAGUE ROAD, CAMBRIDGE, CB4 1BU

- Cambridge Railway Station – approx. 2.2 miles
- Parkers Piece – approx. 1.5 miles
- Cambridge Science Park – approx. 1.8 miles

Large living room with characterful fireplace & bay window • Spacious breakfast room & kitchen • 4 spacious double bedrooms • Modern family bathroom • Large principle room with en-suite & Juliet balcony • Downstairs W.C. • EPC rating D

DESCRIPTION

With exposed wooden floorboards, the entrance hallway leads to the large dual aspect sitting room with open fireplace fitted with a characterful mantle. The large bay front window floods the space with natural light.

To the rear of the property on the ground floor, the superb kitchen/breakfast room offers a range of wall and base units, extensive working surfaces and is fitted with a range of fitted appliances including hob, oven, cooker hood, fridge freezer and space for further appliances. The kitchen also provides access to a downstairs W.C. and the large back garden.

On the first floor, the main bedroom has high ceilings, a feature fireplace and two sash windows which creates a light and airy space. Two further bedrooms also have sash windows and offer views of the garden.

The bathroom has been renovated to create a fully tiled, modern bathroom with WC and a large walk-in rainfall shower, separate bath and handbasin.

CHARMING VICTORIAN TERRACE HOME LOCATED IN THE HUGEY DESIRABLE DE FREVILLE AVENUE AREA, JUST NORTH OF THE RIVER CAM, OFFERING FANTASTIC ACCOMMODATION OVER THREE FLOORS AND ACCESS TO AN ARRAY OF LOCAL AMENITIES.



The loft has been converted at the top of the house and is now a large double dual aspect bedroom with Juliette balcony offering views over the garden and beyond. With built-in bookshelves, wardrobes and en-suite shower the space is ideal as a spacious principle bedroom.

LOCATION

Situated close to the heart of Cambridge city centre in the middle of the much sought after De Freville area of Chesterton.

The River Cam and neighbouring Jesus Green and Midsummer Common are less than half a mile distant which hosts a number of formal and informal recreational, charitable and sporting activities.

Local shops and cafés are conveniently situated nearby at Mitcham's Corner and along Chesterton Road. Comprehensive shopping facilities are available in Cambridge which can be reached on foot via the Fort St George Bridge and include The Grand Arcade and Grafton Centre shopping malls, a busy daily market and a number of eclectic independent shops. There are a number of popular public houses and restaurants in the local vicinity including Midsummer House, Restaurant 22 and the newly-refurbished Waterman on Mitcham's Corner along with The Portland Arms, a renowned live music and comedy venue.

OUTSIDE

The rear garden is laid mainly to lawn with a number of mature shrubs and trees. There is also a patio area with paved pathway leading to the rear of the garden. The property also offers side access into the garden for bikes and bins and leads to the street where residence parking permits can be obtained through the council.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected. Gas radiator central heating system.

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330



Montague Road

Approximate Gross Internal Area = 1340 sq ft / 124.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Office South 01223 403330
 cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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