



CLARE STREET
Cambridge

Carter Jonas

CLARE STREET, CAMBRIDGE, CB4 3BY

- City Centre - approx. 1 mile
- Addenbrookes Hospital - approx. 3.5 miles
- Cambridge Railway Station - approx. 2 miles

Vastly popular position • Around 1,300 sq.ft of accommodation • Fantastically presented throughout • South facing rear garden • No onward chain • Permit parking available • 3 Bedrooms • 3 Bathrooms • Significantly extended • EPC rating C

DESCRIPTION

The property, boasting in excess of 1,300 sq.ft of accommodation offers three reception room, a kitchen, three double sized bedrooms and three bathrooms. Externally enjoying a well presented south-facing garden.

GROUND FLOOR

The sitting room enjoys a large bay-window and an ornate and original fireplace. Open from the sitting room is the dining room that in turn leads to the kitchen, offering a stylishly fitted kitchen with integrated appliances including an oven, hob, fridge, freezer, washing machine and dishwasher. Beyond the kitchen is the garden room with French doors leading to the rear garden terrace.

FIRST FLOOR

The landing offers stairs rising from the ground floor and to the top floor. The first floor consists of two double sized bedrooms and two fantastically presented bathrooms; one of which being the ensuite shower room and the other being Jack-and-Jill to the rear bedroom and the main bathroom.

AN IDYLICALLY POSITIONED THREE-BEDROOM VICTORIAN HOUSE BOASTING A WONDERFUL BLEND OF PERIOD CHARACTER AND MODERN STYLE, PRESENTED TO A PARTICULARLY IMPRESSIVE STANDARD THROUGHOUT.



SECOND FLOOR

Offering a further double sized bedroom with fitted eaves storage and another stylishly presented en-suite shower room.

OUTSIDE

Enjoying a small front area with a low-level brick wall dividing the pathway from the house. The rear garden is south-facing and predominately lawned.

LOCATION

Clare Street is a quiet residential area, just north of the River Cam and offers easy access into the city centre by foot or bicycle via Jesus Green. There are a wide range of local shops and other amenities nearby and the property is ideally located for access to many university colleges and departments. London commuters benefit from a regular and direct train service from Cambridge station with journey times from just 50 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating. Mains water, gas, drainage and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



Clare Street Cambridge, CB4
 Approximate Floor Area = 1306.3 sq ft / 121.4 sq m



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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