



Beche Road, Cambridge, CB5 8HU



pocock & shaw

Residential sales, lettings & management

80 Beche Road
Cambridge
CB5 8HU

An attractive Victorian terrace house offering well-proportioned accommodation in the highly popular near central Riverside area.

- Open plan reception room with oak wood flooring
- Light and airy accommodation
- Fitted kitchen
- Two double bedrooms
- Bathroom with bath and shower cubicle
- Gas central heating
- Enclosed rear garden
- Close to the river and Midsummer Common
- Excellent facilities nearby
- No upward chain

Offers around £500,000



Beche Road is situated in the highly popular and relatively quiet Riverside area of Cambridge between Newmarket Road and the River Cam, with very easy access on foot or cycle to excellent facilities and amenities including Midsummer Common, the Grafton shopping/leisure complex, a large Tesco store, riverside walks and the city centre itself.

Standing back from the pavement in a pleasant position number 80 is an attractive Victorian house which has undergone extensive refurbishment. The property has a particularly light and airy feel often not found in properties of this period and the accommodation in detail comprises;

GROUND FLOOR

Part glazed upvc door with fanlight over to

OPEN PLAN SITTING/DINING ROOM 23' 3" x 11' 11" (7.09m x 3.63m) comprising

SITTING AREA 11' 8" x 10' 8" (3.56m x 3.25m) with window to front, chimney breast recess and hearth with exposed brickwork, radiator, built in shelving, engineered oak floorboard, opening onto

DINING AREA 11' 11" x 8' 5" (3.63m x 2.57m) with window to rear, pine door to understairs cupboard, built in shelving, radiator, engineered oak floorboards, pine door to

KITCHEN 8' 11" x 6' 11" (2.72m x 2.11m) with window to rear with views to garden, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas hob with electric oven below, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit and drainer with mixer taps, radiator, wall mounted Worcester gas central heating boiler, door to garden, vinyl tiled flooring.

FIRST FLOOR

LANDING with vaulted velux window bringing in lots of light, loft access hatch to fully boarded loft with aluminium pull down ladder and lighting, doors to

BEDROOM 1 12' 1" x 11' 1" (3.68m x 3.38m) with two windows to front, built in shelving to one side of chimney breast, radiator.

BEDROOM 2 12' 3" x 6' 8" (3.73m x 2.03m) widening to 12'3 into door recess area with window to side and window to front, radiator.

BATHROOM spacious bathroom with another vaulted velux window bringing in lots of light, fully tiled walls, panelled bath with mixer taps and recess display shelf over, built in wall cabinets, wc, corner shower cubicle with chrome shower unit, contemporary square wash handbasin with drawer unit below, large mirror over and adjacent shaver point, heated towel rail, ceramic tiled flooring.

OUTSIDE Low maintenance front garden area set behind a low retaining brick wall and path to front door. South east facing rear garden (40ft approximately) with a paved area adjacent to the rear of the property with outside tap. (There is a neighbour right of access over part of the garden for bin/bike movement etc). The remainder of the garden is laid to a low maintenance gravel seating area and path leading to a timber shed (9'4 x 7'4) with windows to front and side, with adjacent covered bike store. Flower and shrub borders.

SERVICES All mains services.

TENURE The property is Freehold

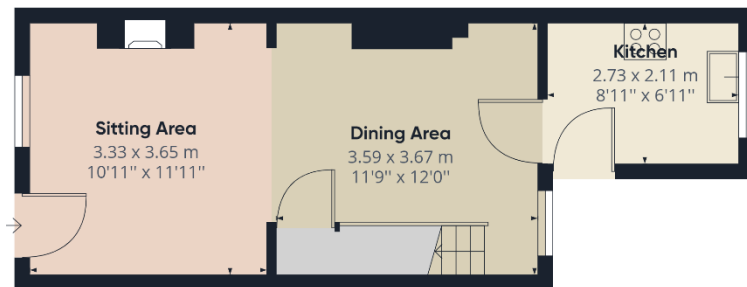
COUNCIL TAX Band D

VIEWING By arrangement with Pocock & Shaw

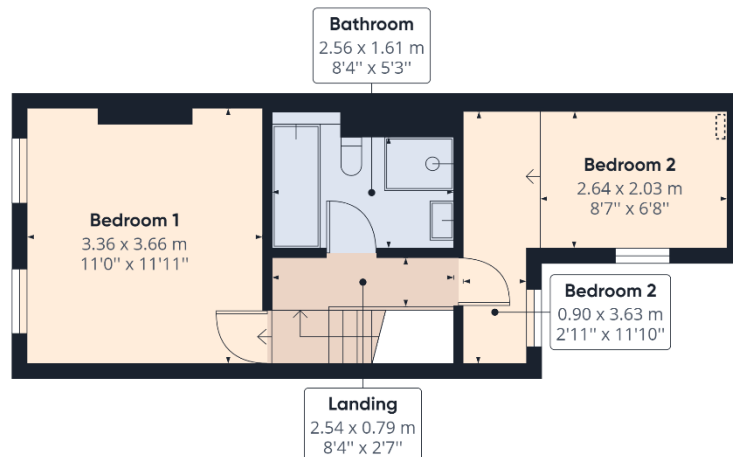
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | 84 |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | 61 | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

634.94 ft²
58.99 m²

Reduced headroom

0.60 ft²
0.06 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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