



An excellent opportunity to acquire a substantial semi detached Edwardian property requiring modernisation situated on the south side of the city.

**In brief**

Cambridge City Centre 2.4 miles, Mainline Railway Station 1.6 miles, Addenbrookes Hospital 1.4 miles, M11 (junction 11) 3.5 miles (distances are approximate).

Gross Internal Area: 2.304 sq ft  
(214 sq m).

**349 CHERRY HINTON ROAD**

**£780,000 (GUIDE PRICE)**

## Property Summary

- Ground Floor: Self-contained apartment with independent access (Entrance Hall, Cloakroom, Kitchen/Dining room, Bedroom, En Suite Bathroom), Entrance Hall, Sitting Room, Bedroom, En Suite Shower Room.
- First Floor: 5 Bedrooms, Kitchen, WC, 2 Shower Rooms.
- Outside: Off Street Parking, Rear Garden, Greenhouse, Shed.

Please read the important notice on the final page.

## Situation

Cherry Hinton Road is situated on the south side of the city. There is an excellent range of day to day facilities available in nearby Cherry Hinton and Cambridge Leisure, a 10-

pin bowling and cinema complex at the far eastern end of the road. The property is within close proximity to a number of state and private schools including Queen Edith's Primary School, Netherhall Secondary School and The Perse School together with Long Road and Hills Road Sixth Form Colleges. For the commuter, the city's Mainline Railway Station provides services to London's King's Cross and Liverpool Street in about 50 and 70 minutes respectively.

## Description

349 Cherry Hinton Road is believed to date from the early 1900s and is constructed with brick and rendered elevations under a tiled roof. The accommodation arranged over 2 floors currently provides a self contained one bedroom ground floor apartment and 6 further lettable rooms, subject to complying with current regulations. The current owner

previously ran the property as a guesthouse. In more recent years it has been used as an House of Multiple Occupancy (HMO). The property requires some modernisation and presents an excellent opportunity for private individuals, entrepreneurs or companies to reinstate as an HMO.

## Outside

A paved area to the front provides off street parking for several vehicles with pedestrian side access leading to the apartment entrance and a good sized rear garden. Mainly laid to lawn, the garden is enclosed by fencing with a large area of lawn which is bordered by deep well stocked flower and shrub beds. A paved terrace adjoins the rear elevation and there is also a garden Shed and Greenhouse.



## Property Highlights

- Spacious and versatile accommodation extending to 2,304 sq ft (214 sq m).
- Self contained separate one Bedroom ground floor apartment.
- Off street parking for several vehicles.
- Investment opportunity.

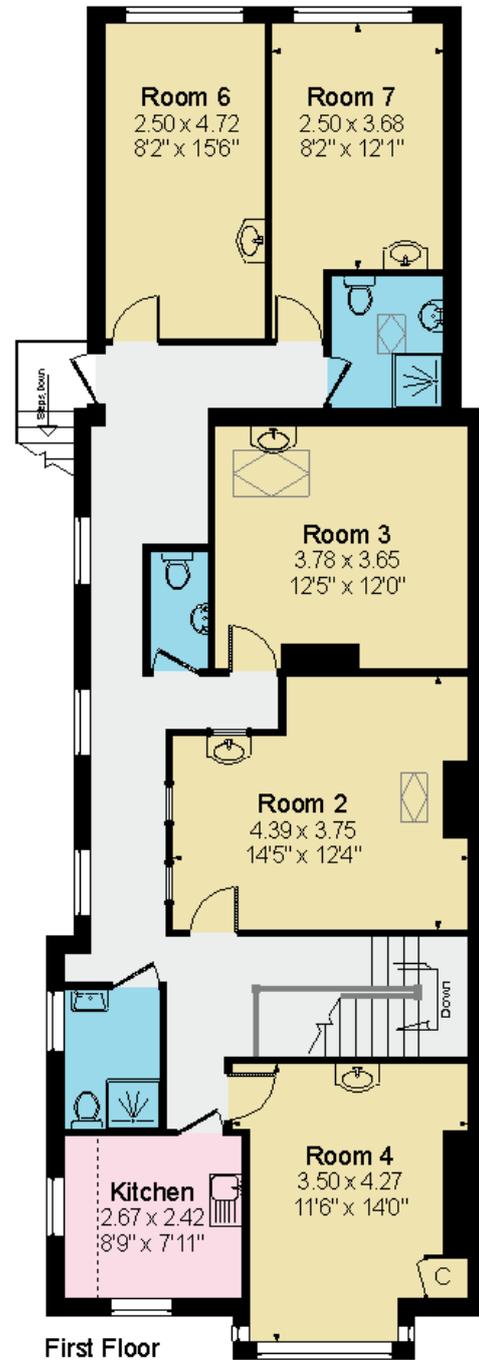
## Cambridge Student Investment Market

There are approximately 23,000 full time students studying within the 2 different establishments, of which 74% study at the University of Cambridge and 26% at Anglian Ruskin University. The University of Cambridge provides a high percentage of its full time students with accommodation, although Anglian Ruskin University can only provide accommodation for a relatively small number of their students. There is an acute lack of purpose built student accommodation in Cambridge and where students are unable to obtain accommodation they either live at home or in Homes of Multiple Occupancy.

**349 CHERRY HINTON ROAD,  
CAMBRIDGE, CB1 8DB**

Gross Internal Area 214 m<sup>2</sup> ( 2304 ft<sup>2</sup>)

- Bedrooms/Rooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 19667z

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Andrew Tucker  
01223 559510  
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street,  
Cambridge, CB2 9SU

### Additional Information

#### Services

All mains services are connected to the property.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

Council Tax Band: E  
Council Tax Payable: 2018/19:  
£2,088.85

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Energy Rating D



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