



An excellent 4 bedroom, semi detached Victorian home, conveniently placed just off Mill Road within close proximity to Cambridge city centre and the mainline railway station.

In brief

City Centre 1 mile, Mainline Railway Station (King's Cross and Liverpool Street lines) 1 mile, Addenbrooke's Hospital/Biomedical Campus 2 miles, (distances are approximate).

33 CATHARINE STREET
£575,000 (GUIDE PRICE)

Gross Internal Area: 1,097 sq ft
(101.9 sq m)

Property Summary

- Ground Floor: Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, Bedroom, Shower Room
- First Floor: 3 Bedrooms, Bathroom
- Outside: Enclosed Garden, Studio

Situation

Catharine Street is conveniently placed for access to the city centre and a mainline railway station which provides services to London's King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively. There is a wide range of shops and restaurants in nearby Mill Road as well as a number of excellent schools within close proximity. The heart of the city centre and many College and University Departments are also within easy reach.

Cambridge is not only world renowned for its academic achievements but has also become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in the world.

Description

Believed to date from the late 19th century, 33 Catharine Street is constructed with brick elevations under a slate roof. The property has been extensively altered and extended over the years and in the past 12 months, the present owner has made further significant improvements and carried out a comprehensive programme of refurbishment.

The result is an impressive family house with stylish and well presented accommodation, which offers tremendous versatility, suitable for a variety of needs.

Outside

A secure timber gate provides access to the rear garden which has been designed with low maintenance in mind. Enclosed by brick walling and timber fencing, the garden is mainly laid with artificial grass, bordered by flower and shrub beds with a paved terrace adjoining the rear elevation. The property benefits from a fully equipped timber Studio with power, light and fitted units with inset sink.

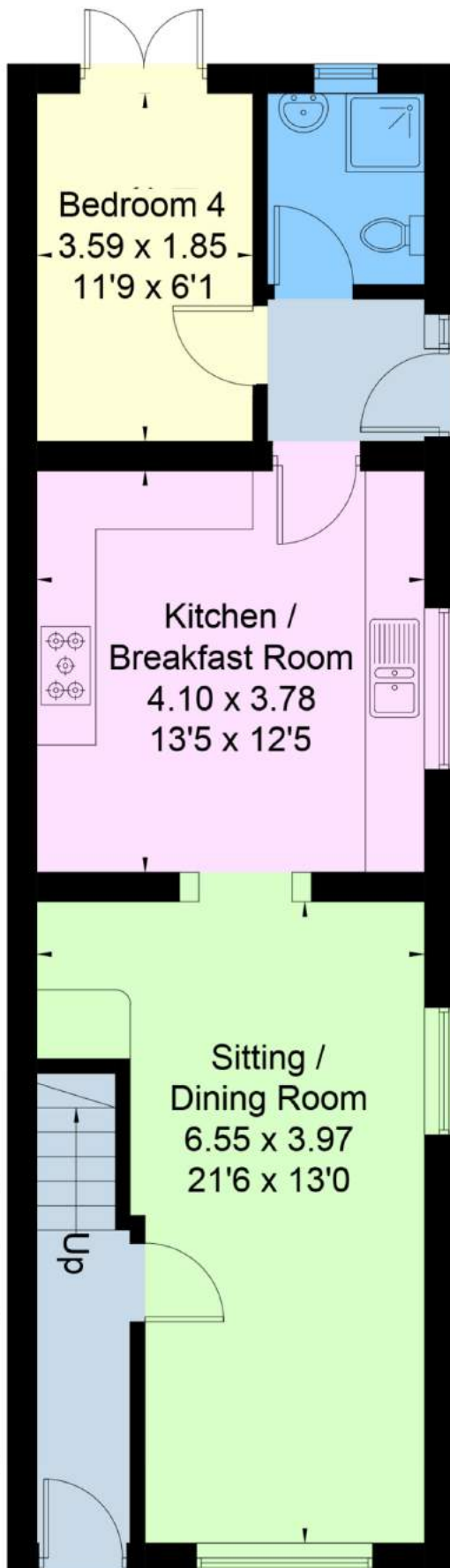


Property Highlights

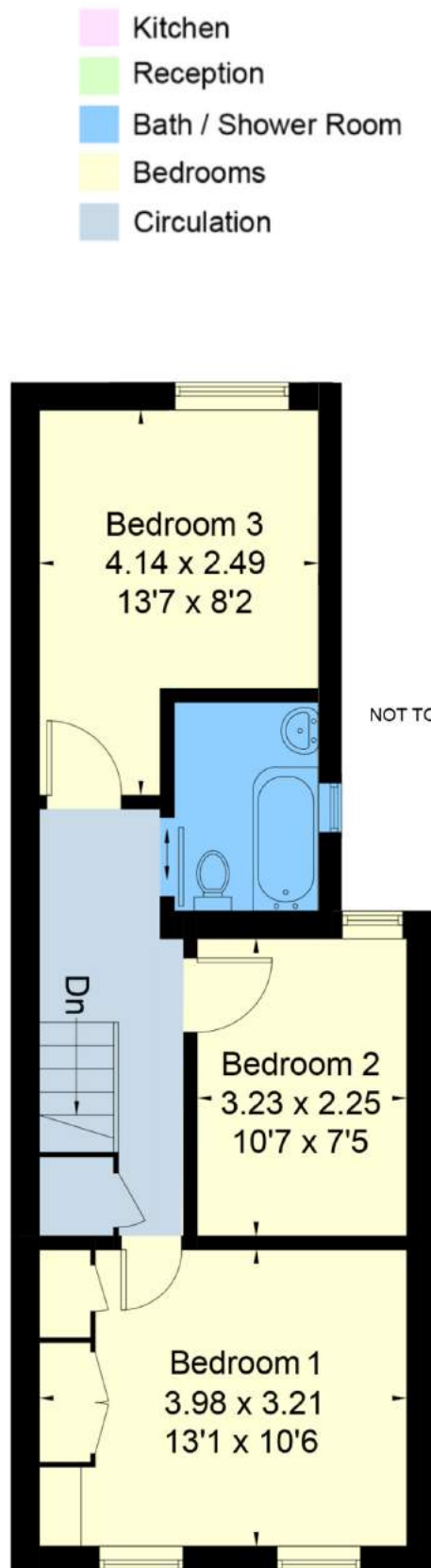
- Recently updated Kitchen/Breakfast Room with range of wall and base cabinets with drawers, range cooker with extractor over, space for washing machine, fridge and freezer
- Open plan Sitting/Dining Room with alcove for study area
- 3 Bedrooms and family Bathroom to the first floor. Bedroom 4 is situated on the ground floor with a separate Shower Room.
- Enclosed west facing rear garden with fully equipped Studio.
- Gas fired central heating.
- No onward chain

33 CATHARINE STREET
CAMBRIDGE CB1 3AW

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft



Ground Floor



First Floor

-  Kitchen
-  Reception
-  Bath / Shower Room
-  Bedrooms
-  Circulation



NOT TO SCALE: For guidance purposes only.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@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: C
Council Tax Payable 2019/2020:
£1,602.67

Fixtures & Fittings

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

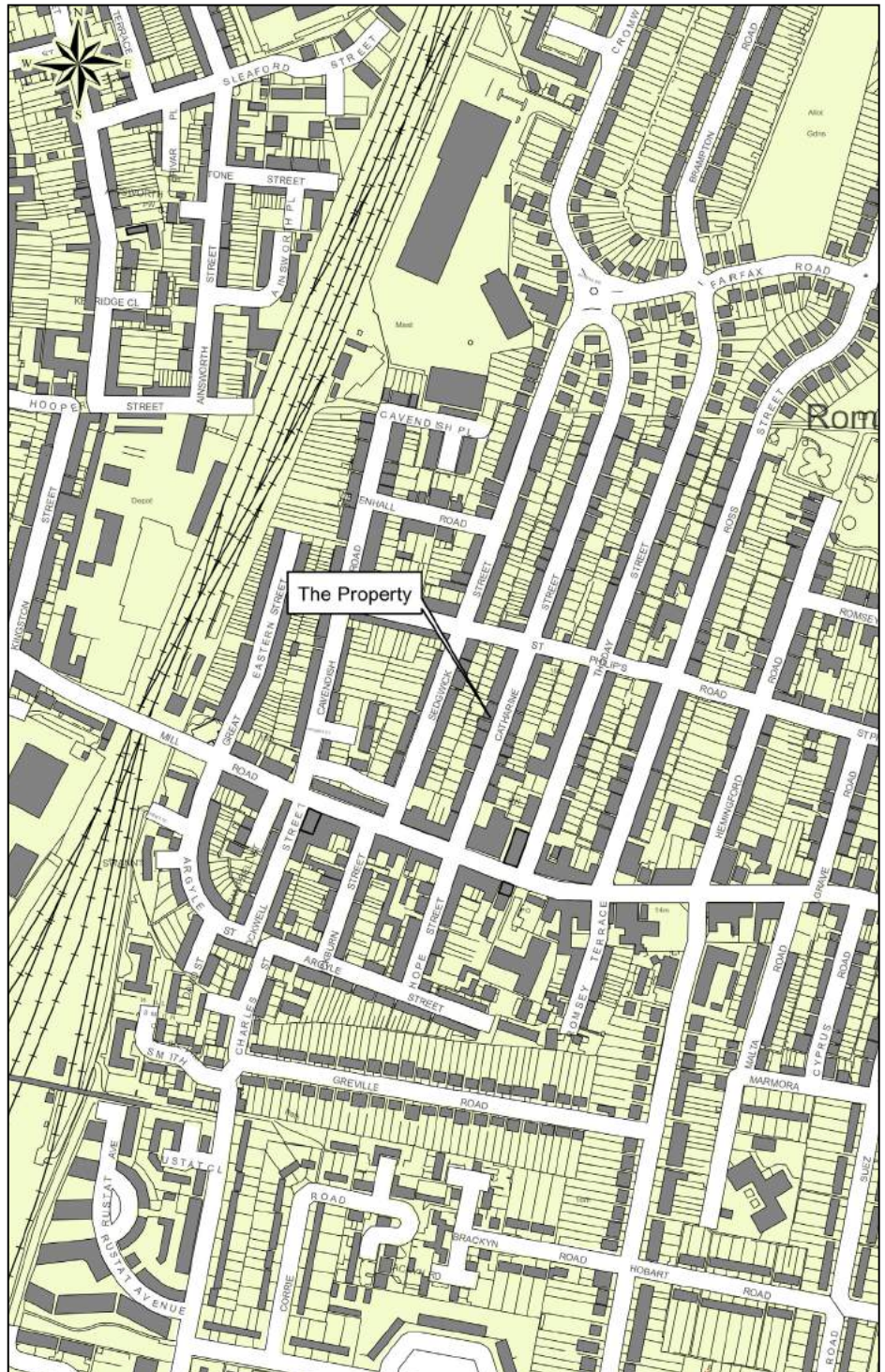
Tenure & Possession

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



Important Notice

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