



Beche Road, Cambridge
CB5 8HX

Pocock + Shaw

45 Beche Road
Cambridge
Cambridgeshire
CB5 8HX

A mid terrace Victorian property enjoying a highly sought after location within the Riverside area of the city.

- Period property
- Two reception rooms
- Three bedrooms
- Ground floor bathroom
- Fitted kitchen
- Many appealing features
- 30ft (approx) rear garden
- Gas heating and double glazing
- No upward chain

Guide Price £475,000



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.

This 3 bedroom property would now benefit from some updating and offers scope to re-model and extend (subject to any necessary consents) as well as being offered with the benefit of no upward chain.

In detail, the accommodation comprises;

Ground Floor Front door with fanlight over to

Sitting room 12'2" x 10'6" (3.72 m x 3.21 m) with upvc window to front, exposed brick chimney breast, radiator, wall mounted Honeywell thermostat control, door to

Dining room 12'3" x 10'8" (3.73 m x 3.25 m) with window to rear, door with stairs to first floor, chimney breast with gas fire and stone topped plinth, ceiling mounted spotlight unit, radiator, understairs cupboard with electric fuse board, glazed door to

Kitchen 13'9" x 6'10" (4.20 m x 2.09 m) with window to side, good range of fitted wall and base units with roll top work surfaces, gas cooker point, stainless steel sink unit and drainer, space and plumbing for washing machine, space for under counter fridge and freezer, built in cupboard with shelving, ceiling mounted spotlight units, door to

Rear lobby with part glazed door to rear garden, door to

Bathroom with window to rear, pine tongue and groove panelled bath with fully tiled surround and Bristan electric shower over, WC, wash handbasin with tiled splashbacks, radiator, pine dado rail, wall light, ceiling mounted spotlight.

First Floor

Landing with doors to

Bedroom 1 12'3" x 10'7" (3.74 m x 3.23 m) with two windows to front, radiator, built in wardrobe cupboard, period feature fireplace.

Bedroom 2 10'5" x 9'3" (3.17 m x 2.82 m) with window to rear, radiator, built in cupboard with coathooks and shelf.

Bedroom 3 10'1" x 6'11" (3.07 m x 2.10 m) with window to rear, radiator, pine floorboards.

Outside Low maintenance front garden set behind a brick retaining wall with wrought iron detailing. Rear garden 10m x 3.40 (main area) with paved patio area adjacent to the rear of the property leading onto a shaped lawn, path and flower and shrub borders, timber shed, rear access gate.

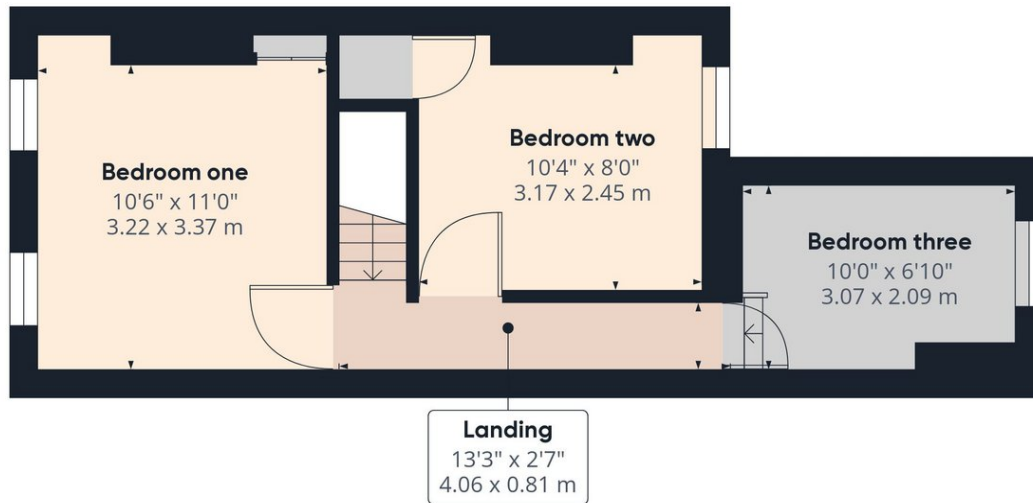
Services All mains services.

Tenure The property is Freehold

Council Tax Band D

Viewing By arrangement with Pocock & Shaw





Approximate total area

766.48 ft²

71.21 m²



EPC awaited

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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