



George Street, Cambridge  
CB4 1AJ

4 George Street  
Cambridge  
Cambridgeshire  
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A Victorian three bedroom end terrace house in a sought-after city location, a short walk to the city centre over the River Cam and across Jesus Green.

- 3 First floor bedrooms
- Bathroom and wet room
- Bay fronted sitting room
- Dining Room/Bedroom 4
- Kitchen/Breakfast Room
- Sought after location
- Gas central heating
- Enclosed rear garden
- No upward chain

Guide Price £635,000



George Street is a well-established residential area lying just north of the City centre and running between Vitoria Road and Chesterton Road. There are local shopping facilities, independent cafes, restaurants and public houses available on nearby Mitcham's Corner and Milton Road. Within catchment for Milton Road Primary School and Chesterton Community College. 5 minute walk from the river, Jesus Green and Midsummer Common.

This well-proportioned 3 bedroom period property offers flexible accommodation over 2 floors with scope to extend into the loft (subject to any necessary consents) and an enclosed rear garden with rear access.

George Street is an attractive and quiet little street which connects Chesterton Road with Milton Road, between Herbert Street and Chesterton Hall Crescent, in a well regarded area just north of the river and less than a mile from the city centre. There is a wide range of local facilities including nearby shops and there are primary and secondary schools in the area. The River and Midsummer Common are a short walk away.

Offered with no upward chain, the accommodation in detail comprises;

Front door with fanlight over to

**Reception hallway** stairs to first floor, radiator, coved arch with corbells, coved ceiling, understairs cupboards, doors to

**Sitting room** 14'4" x 12'0" (4.36 m x 3.67 m) secondary glazed bay window to front with sash windows, marble fireplace with cast iron open fire, shelving to both sides of chimney breast, coving, radiator.

**Dining room** 11'7" x 9'8" (3.54 m x 2.95 m) full length upvc double glazed window and panels with views to rear garden, two radiators, coving. This room is currently being used as a bedroom and the stud wall partition to the sitting room could easily be removed to open up the rooms.

**Kitchen/dining room** 13'5" x 9'10" (4.08 m x 3.00 m) window to rear and two windows to side, range of fitted wall and base units with double stainless steel sink unit and drainer with mixer tap, space for gas cooker, wall mounted Vaillant Ecotec plus 824 gas central heating boiler, part glazed door to

**Rear lobby/Utility Area** part glazed door to rear garden, space and plumbing for washing machine, part glazed door to

**Shower room/wet room** 6'3" x 5'3" (1.90 m x 1.60 m) window to side, fully tiled and open shower area with Triton T80 electric shower, flush floor drain with quarry tiled floor, wc, wash handbasin with tiled splashbacks, radiator.

## First Floor

**Landing** with attractive multi paned window to side, galleried landing with shelved storage cupboard, radiator, loft access hatch, space/scope for staircase into loft subject to any necessary consents.

**Bedroom 1** 15' 9 (max) x 11'7 (4.80 m x 3.53m) with two sash windows to front, built in wardrobes to most of one wall, two radiators.

**Bedroom 2** 10'10" x 10'2" (3.29 m x 3.09 m) with window to rear with views to garden, radiator.

**Bedroom 3** 9'8" x 6'1" (2.95 m x 1.85 m) with sash window to rear, radiator, shelving to part of one wall, built in linen/storage cupboard, pine tongue and groove ceiling with spotlight unit.

**Bathroom** with panelled bath with tiled surround, chrome mixer taps and shower attachment over, wc with concealed cistern and shelved display alcove over, wash handbasin with shelf, mirror, strip light and shaver point over, radiator, extractor fan, tongue and groove ceiling with recessed spotlights.



**Outside** Small front garden area. Rear garden 17m approx with paved patio area adjacent to the rear of the house leading onto a lawn with mature flower/shrub borders. Small timber shed. Gate to shared passageway.

**Services** All mains services

**Tenure** The property is Freehold

**Council tax** Band E

**Viewing** By arrangement with Pocock & Shaw





**Approximate total area**

1015.35 ft<sup>2</sup>  
94.33 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		83
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

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

**Pocock + Shaw**