



Beche Road, Cambridge
CB5 8HX

Pocock + Shaw

31 Beche Road
Cambridge
Cambridgeshire
CB5 8HX

An attractive Victorian terraced house with much charm, useful loft room and a private landscaped rear garden, enjoying a sought after location just south of the River Cam.

- Charming Victorian property
- Quiet, near central position
- Two double bedrooms
- Useful loft room
- Spacious first floor bathroom
- Newly fitted cloakroom
- Many appealing features
- Double glazed throughout
- Gas central heating
- Landscaped rear garden

Guide Price £545,000



An attractive Victorian terraced house with much charm, useful loft room and a private landscaped rear garden, enjoying a sought after location just south of the River Cam. The vendors have recently improved the property with the addition of 2 new Cambridge Sashcraft windows to the main bedroom, the conversion of the external WC to an internal cloakroom, a new shower unit in the bathroom, new carpets in the loft room, the installation of a quality cast iron Bassington Eco woodburner (possibly available under separate negotiation) and a newly laid Indian sandstone patio area to the rear.

Beche Road forms part of the popular Riverside area, conveniently situated on the south bank of the River Cam, less than a mile from the City Centre. Both Midsummer and Stourbridge Commons are situated nearby, as well as a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by.

Schooling is available at St Matthews primary with secondary provision at Parkside Community College both of which are Ofsted rated as outstanding.

Ground Floor Timber door with fanlight over to

Hallway with coathooks, radiator, exposed timber floorboards, stripped pine doors to living room.

Dining room 10'9" x 8'5" (3.28 m x 2.57 m) With timber double glazed sash window to front, fireplace aperture with built in cupboards and shelving to both sides of chimney breast, picture rail, radiator, exposed timber floorboards.

Living room 13'3" x 12'3" (4.05 m x 3.73 m) with feature full length window to rear, period fireplace with slate hearth and cast iron Bassington Eco wood burning stove (may be left under separate negotiation), stairs to first floor, radiator, exposed timber floorboards, cupboard housing the gas meter, doorway to

Kitchen 10'0" x 6'10" (3.06 m x 2.08 m) with door and double glazed window to side, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel gas Smeg cooker (to

remain) with splashbacks and stainless steel chimney extractor hood over, space and plumbing for dishwasher, stainless steel sink unit and drainer with mixer tap, space for fridge/freezer, radiator, ceiling mounted spotlights, ceramic black and white tiled flooring, stripped timber door to

Cloakroom with velux window to rear, WC, contemporary vanity sink unit and drainer, wainscoting to walls, extractor fan, ceramic tiled flooring, cupboards with shelving to one side and the Worcester gas combination central heating boiler, recessed ceiling spotlights.

First Floor

Landing with radiator, stripped pine doors to

Bedroom 1 12'3" x 10'7" (3.73 m x 3.23 m) a bright room with two timber Cambridge Sashcraft double glazed sash windows to front, radiator, period fireplace, timber floorboards.

Bedroom 2 10'6" x 9'3" (3.20 m x 2.83 m) with double glazed window to rear, radiator, period feature fireplace, timber floorboards, door to

Loft room 11'1" x 6'0" (3.39 m x 1.82 m) with coathooks, fixed paddle staircase to loft area, Velux window to front and rear, cupboards to eave storage areas, recessed head area, ceiling mounted spotlight unit.

Bathroom 10'1" x 5'11" (3.07 m x 1.80 m) with window to rear, panelled bath with tiled surround, chrome shower unit and glass shower screen over, wash handbasin with tiled splashbacks and mirror with back light, WC, radiator, timber floorboards, ceiling mounted spotlights, part pine glazed door to landing.

Outside Small front garden enclosed by a brick retaining wall and pathway to the entrance door.

Indian sandstone paved patio area adjacent to the rear of the property leading onto a well tended lawn, flower and shrub borders and path to rear access gate. Timber shed 2.11m x 1.52m, useful cycle store. Just to



the rear of the garden there is a small communal garden area to the rear of the property which provides another pleasant area to sit and enjoy.

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 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Approximate total area

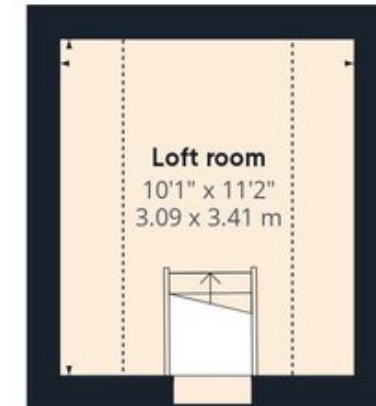
805.9 ft²

74.87 m²

Reduced headroom

52.32 ft²

4.86 m²



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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