



HARDWICK STREET, CAMBRIDGE, CB3 9JA

- Cambridge City Centre - approx. 1.5 miles
- Railway Station - approx. 2 miles
- Addenbrooke's Hospital - approx. 3.5 miles

4 Bedrooms • Large sitting room • Dining room • Kitchen / breakfast room • Low maintenance rear garden • EPC rating E

DESCRIPTION

This lovely, period property offers spacious and well-configured accommodation throughout and has been well maintained by the present owners. The ground floor accommodation includes a bright and spacious sitting room, with a large bay window providing a plentiful supply of natural light, and an attractive original fireplace. There is a separate dining room, which is separated from the sitting room by concertina doors. When open, this creates a very versatile entertaining space. To the rear of the property, there is dual aspect kitchen breakfast room with glazed French doors providing access to the rear garden. There is also a ground floor cloakroom.

On the first floor, there are 3 bedrooms, all of which are good double rooms. Of note, the principal bedroom is a bay fronted double room which sits at the front of the property and spans the entire width. There is also a family bathroom. The entire second floor is occupied by another generous double bedroom which benefits from a fitted vanity unit.

OUTSIDE

The property sits back from the path behind a small walled garden and pedestrian side access leads to a pleasant courtyard style, walled garden.

CHARMING, BAY-FRONTED DETACHED FAMILY HOME, SITUATED IN THE HEART OF THE MUCH SOUGHT-AFTER AREA OF NEWNHAM.



LOCATION

Newnham is a highly desirable area with a range of independent shops including post office, pharmacy, butchers, bakers, co-op, greengrocers, and public house. The property falls within the catchment of the well-regarded Newnham Croft Primary School although a range of independent schools are available nearby including St John's, The Perse and The Leys. The property also provides easy access to Addenbrooke's Hospital.

ADDITIONAL INFORMATION

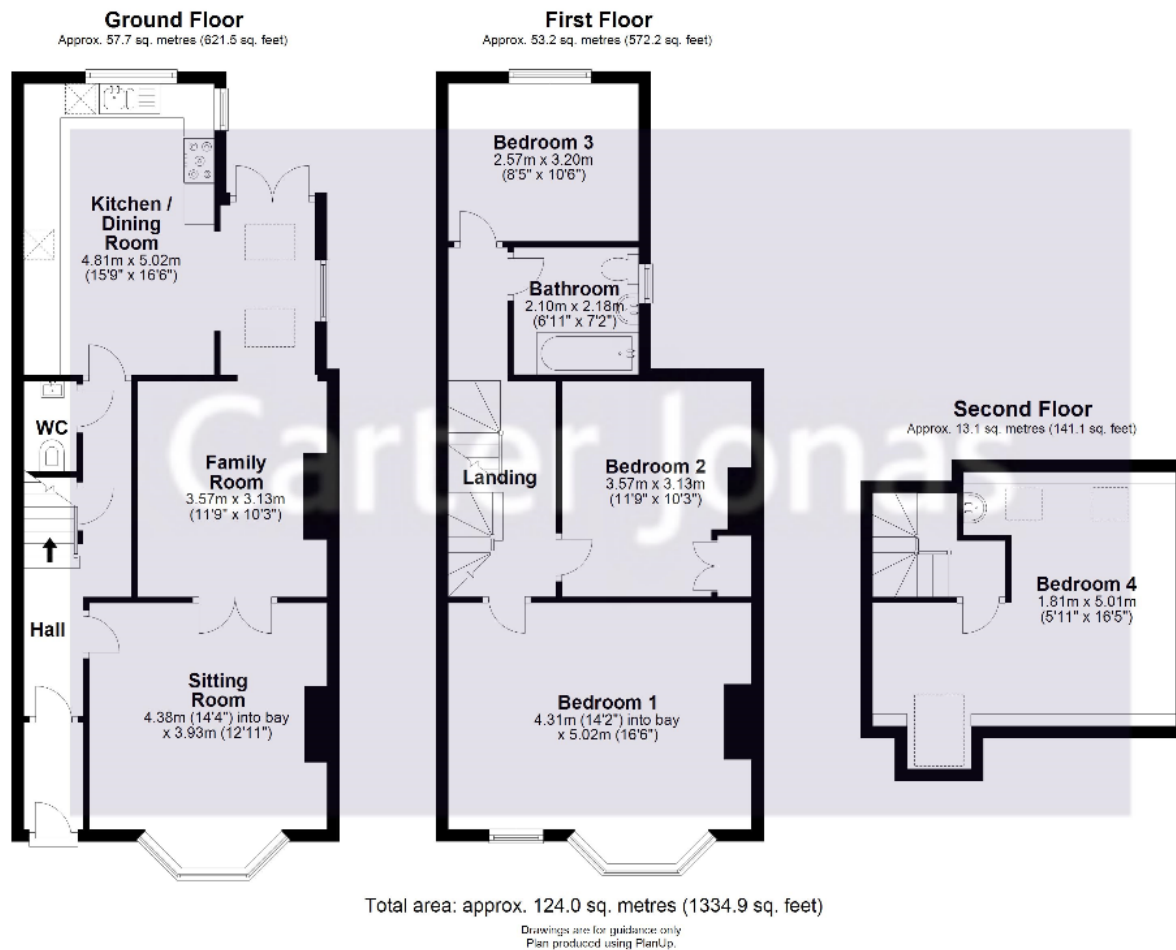
Tenure: Freehold

Services: All mains services are connected

Local Authority: Cambridge City Council

Directions: Strictly by appointment with the selling agents
Carter Jonas 01223 403330





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		12
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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