



HUMBERSTONE ROAD, CAMBRIDGE, CB4 1JD

- City Centre – approx. 0.5 miles
- Midsummer Common – approx. 0.25 miles
- Cambridge Railway Station – approx. 1.5 miles
- Cambridge Science Park – approx. 1.8 miles

Open-plan kitchen/diner/family room • Sitting room with woodburner • Cloakroom/W.C. • Three bedrooms • Two bathrooms (one en-suite) • Detached studio/gym/home office • Lawned gardens with raised beds & patio • Garage & residents' on street parking • EPC rating D

DESCRIPTION

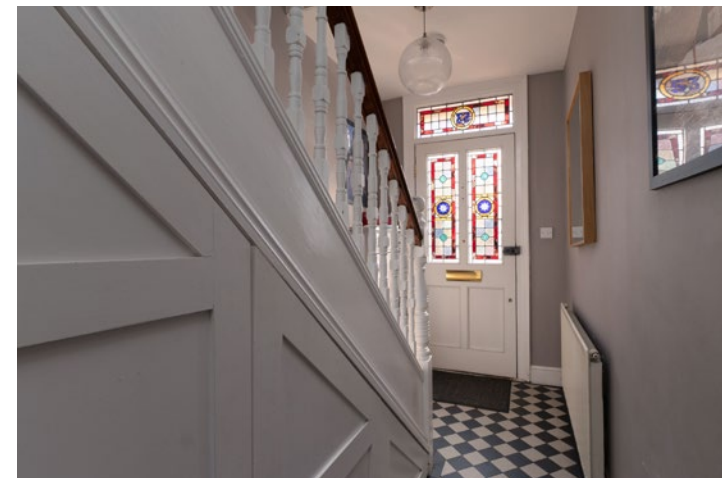
53 Humberstone Road is superb example of a thoughtfully extended period city home, blending character features with a contemporary twist, perfect for modern everyday living.

On the ground floor there is a stunning, open plan kitchen/dining/ family room with a stylish range of units, with a central island/breakfast bar, sitting area with doors opening to the garden and a cosy sitting room complete with wood burner. There is also a cloakroom and understairs storage.

On the first floor are two bedrooms and a family bathroom.

A third bedroom is located on the upper, with doors opening to a Juliet balcony and ensuite shower room. Viewing of this tastefully presented and bright terraced property is highly recommended.

EXCEPTIONAL PERIOD TERRACED HOME WITH DETACHED STUDIO/HOME OFFICE AND GARAGE LOCATED IN THE HUGELY DESIRABLE DE FREVILLE AVENUE AREA JUST NORTH OF THE RIVER CAM WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND THE OPEN SPACES OF MIDSUMMER COMMON AND JESUS GREEN.



OUTSIDE

To the front of the house is a useful, paved area with space for bins and bicycles. The rear gardens are pleasantly secluded and landscaped, mainly laid to lawn with a raised al-fresco dining and entertaining areas. There is a versatile detached studio/gym/office (with power) providing the ideal separate working-from-home space or for a leisure/hobbies area. To the back of the property, is garage with rear access and possibility for creating additional parking/utility space.

LOCATION

The house is situated close to the heart of the historic city centre in the much sought after De Freville area of Chesterton. The River Cam with its beautiful walks and the open spaces of Jesus Green and Midsummer Common are less than half a mile away. These frequently host a number of formal and informal recreational, charitable and sporting activities, including the annual Firework display and Half Marathon. There are also popular public houses, cafes, excellent restaurants and grocery shops in the local vicinity. . More comprehensive amenities are available in the city centre including The Grand Arcade, a busy daily market, and a variety of eclectic independent shops, all of which can be reached on foot via the Fort St George and Cutter Ferry Bridges. Schooling for every age is also easily accessible by foot, bicycle and bus.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Humberstone Road

Approximate Gross Internal Area = 1350 sq ft / 125.5 sq m
 Garage = 132 sq ft / 12.3 sq m
 Office / Gym = 90 sq ft / 8.4 sq m
 Total = 1572 sq ft / 146.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	68	79
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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