



4 BENTINCK TERRACE
Cambridge

Carter Jonas

4 BENTINCK TERRACE, CAMBRIDGE, CB2 1HQ

– Cambridge City Centre – approx. 0.8 miles
– Cambridge Railway Station - approx. 0.7 miles

Open-plan sitting & dining room • Kitchen • Two bedrooms • Shower room • Courtyard garden with rear access • Resident's parking • Excellent access to railway station, schooling and city centre • EPC rating D

DESCRIPTION

Bentinck Terrace is a delightful terrace of Victorian homes situated in one of the city's most favoured and attractive locations. No 4 is characterful, bright and very well presented with an open-plan reception room with plenty of space for both a sitting area and dining table with a door leading back to the high-quality, galley-style kitchen with good range of fitted units, built-in fridge and freezer, Neff oven and microwave, a four-burner gas hob with extractor and washer/dryer. A door leads from the kitchen to the courtyard. On the first floor are two bedrooms, one double and one single which could work as a study/nursery/dressing room, along with a large bathroom with walk-in shower. The property has the scope to be extended if further accommodation is needed and is offered with no onward chain. Viewings of this lovely Cambridge city home are highly recommended.

OUTSIDE

To the back of the house is a paved courtyard garden with adequate space for al-fresco dining etc, ideal for container/low-maintenance gardening. The property has rear access (owned by the No 4.), perfect for bins and bicycles.

CHARMING, PERIOD TERRACED TWO-BEDROOM HOME IN SUPERBLY CONVENIENT LOCATION CLOSE TO SCHOOLING, UNIVERSITY DEPARTMENTS, THE RAILWAY STATION AND THE CITY CENTRE. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.



LOCATION

Bentinck Terrace is a quiet, residential street of similar, attractive properties between Union Lane and Coronation Street, just behind Hills Road. It is ideally located for access to varied local amenities including convenience stores, coffee shops, public houses and restaurants as well as highly-regarding schooling for all age groups. The city centre is about a 10/15 minute walk and the railway station, with direct services into London, is within easy reach. The Botanic Gardens and the open spaces of Midsummer Common are also just around the corner.

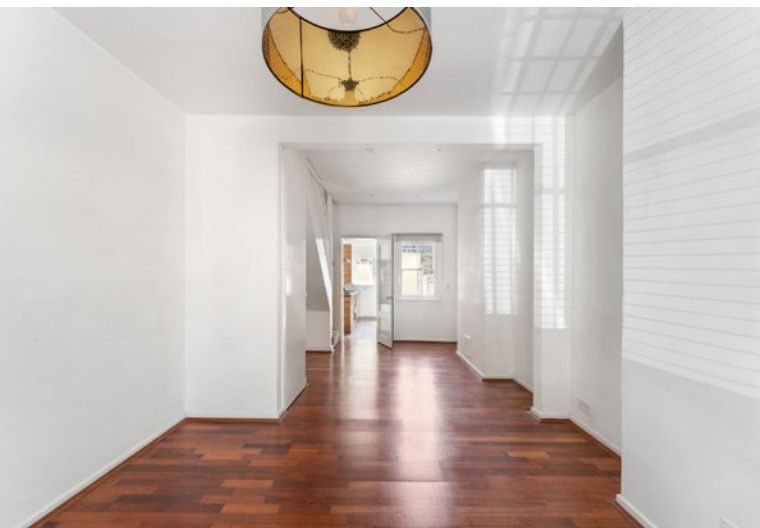
ADDITIONAL INFORMATION

Tenure: Freehold

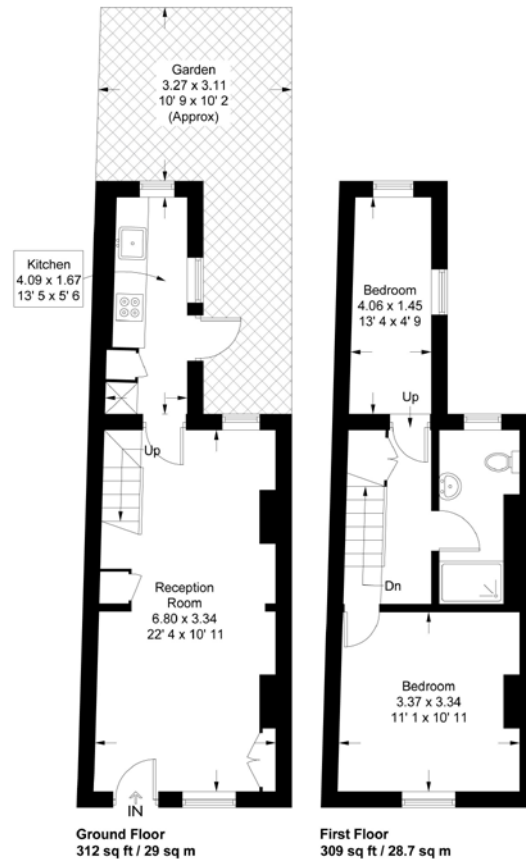
Services: Mains water, electricity, drainage and gas

Local Authority: Cambridge City Council

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



Bentinck Street
Approximate Gross Internal Area = 621 sq ft / 57.7 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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	84	
(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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