



Mill Street, Cambridge, CB1 2HP
£450,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY:

A charming, Victorian Terrace located in a highly sought after spot just off Mill Road in Cambridge city centre, a mere 0.5 miles from Cambridge Railway Station. The property is conveniently being sold with no onward chain and is currently being used as an investment home but would make a perfect first time buy for someone looking to be in the city centre.

INTERIOR:

Typically, with the age and style of the property, you enter the home into the open plan living room, kitchen/diner with stairs to the first floor and access to the downstairs bathroom whilst providing access to the rear garden. Upstairs are two double-bedrooms with the master being the full width of the home.

EXTERIOR:

Situated on Mill Street with side access to the property's rear garden which is partly laid to lawn with a raised flower bed and fully enclosed by fencing.



LOCATION:

KEY FEATURES

- Victorian Terrace
- Two Double Bedrooms
- Character Features
- Situated off Mill Road
- 0.5 Miles from Cambridge Station
- No Onward Chain





Referred to by The Sunday Times as "Cambridge's answer to Notting Hill", Petersfield covers a large part of Mill Road and stretches from Hills Road to Newmarket Road. It is an area with lots of charm, with roads made up of beautiful Victorian houses.

Taking place the first Saturday of every December, the Mill Road Winter Fair brings the community together in the run-up to Christmas where song and dance, live bands, arts and crafts, entertainment and plenty of food and drink descends on Mill Road. It has become one of the most enjoyed and biggest events in Cambridge.

There are surprisingly a number of open spaces for such a central area to the city including small parks such as Petersfield, Flower Street play area, Ravensworth Gardens play area, Sleaford play area, St Matthews Piece to name a few. There is also Donkey's Common which was used as a camp for the women's branch of the British Army in the second world war, but now has a small skate park and outside table tennis.

Petersfield Medical Practice and York Street Medical Practice are doctors surgeries in the area and along with two dentists. The closest primary school is St Matthews Primary School on Norfolk Street with secondary schooling at Coleridge Community College and Parkside.



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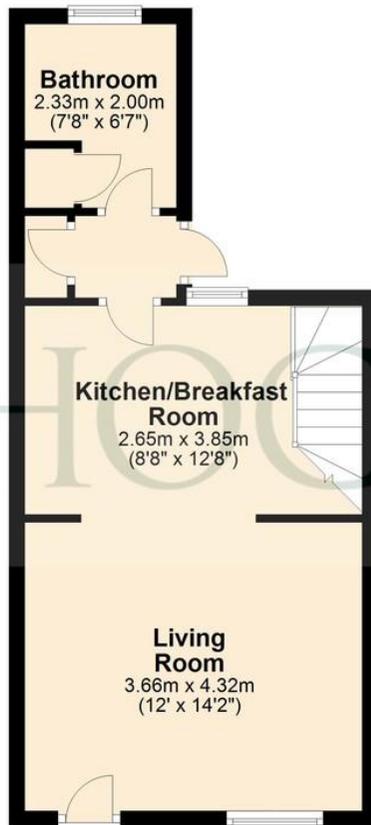
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Ground Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

7 Mill Street, Cambridge

ADDITIONAL INFORMATION

Local Authority
Cambridge City Council

Council Tax Band D
2021/2022 Annual £1,928.39

Services
Mains

Transport Links
Bus and Train

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.