



Hooper Street, Cambridge, CB1 2NZ  
£450,000 Freehold

HOCKEYS

ESTABLISHED 1885



## SUMMARY

A charming, two-bedroom, Victorian mid-terrace property, situated within a highly sought after area of Cambridge off Mill Road, just over half a mile walk from the Cambridge Railway Station and local amenities. This beautiful home boasts period features throughout with two double bedrooms, an open plan living room/diner and a kitchen that floods natural light throughout the ground floor.

## INTERIOR

You enter the airy lounge dining room that leads into the elegant kitchen with back door leading to the peaceful and private courtyard garden. Upstairs are two double bedrooms boasting traditional wooden floors, along with a stylish fireplace in bedroom one. The upstairs also features a quaint family bathroom and laundry utility room.

## EXTERIOR

South facing courtyard garden. On street permit parking, within walking distance to many local amenities and 0.6 miles to Cambridge Railway station.



## LOCATION

### KEY FEATURES

- South Facing Garden
- Two Double bedrooms
- Open Plan living dining room
- Traditional Wooden Floors
- Popular Location
- Victorian Terrace
- Chain free





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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**Ground Floor**  
 Approx. 31.0 sq. metres (333.6 sq. feet)



**First Floor**  
 Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 60.2 sq. metres (648.5 sq. feet)  
**26 Hooper Street, Cambridge**

## ADDITIONAL INFORMATION

**Local Authority**  
 Cambridge City Council

**Council Tax Band**  
 Band C

**Services**  
 Mains gas, electricity and water

**Transport Links**  
 Cambridge Railway and Buses

**Energy Rating**  
 Energy Efficiency Rating D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		

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.