



Devonshire Road, Cambridge, CB1 2BH  
£575,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A two-bedroom, period home that has retained many of the original features whilst implementing a few modern touches throughout. This Victorian end of terrace is a spacious home that provides a large amount of living space whilst being situated only a six-minute walk from the Cambridge Station and local amenities.

## INTERNAL:

Accessed via the hallway, you are welcomed by original features throughout, with two reception rooms being situated on the ground floor, with the front room being bayfronted. Leading off of the hall is the kitchen/breakfast room to the rear, looking out onto the garden along with a downstairs wet room. On the first floor are two spacious bedrooms with the master being double fronted and providing built-in wardrobes along with a feature cast iron fireplace. In addition, is the family bathroom which has access to the conservatory, which looks out onto the rear garden and provides a perfect spot to enjoy the summer afternoons. Finally, with stairs to the loft room is a perfect storage space or even a bedroom with the right development consent.

## EXTERNAL

The property provides on-street parking along Devonshire Road, a small but mature front garden with a pathway leading to the front door, along with side access to the rear garden. The garden is also a mature plot with shrub and bush borders as well as a brick built outbuilding.

## KEY FEATURES

- Period Property
- Amazing Location
- First Floor Conservatory
- Probate - No Chain
- Loft Room
- Two double bedrooms





**LOCATION:**

Cambridge has something for everyone with a diverse range of restaurants, shops, business and services from the small independent local companies on Mill Road to the global brand names in the grand arcade.

The same can be said for the landmarks and attractions our city has to offer from the Fitzwilliam Museum and vast collections of antiquities from Ancient Egypt, Greece and Rome, to punting on the River Cam under the mathematical bridge or strolling around Kings Chapel or the stunning Botanical Gardens.

Cambridge is a fine place to live with some of the best schools in the country, both independent and public. Addenbrookes, the internationally renowned teaching hospital is here and the historic university speaks for itself. Additionally, with many of the major blue chip, biotechnological and pharmaceutical employers that are based here, it is hard to find a better place to call home.

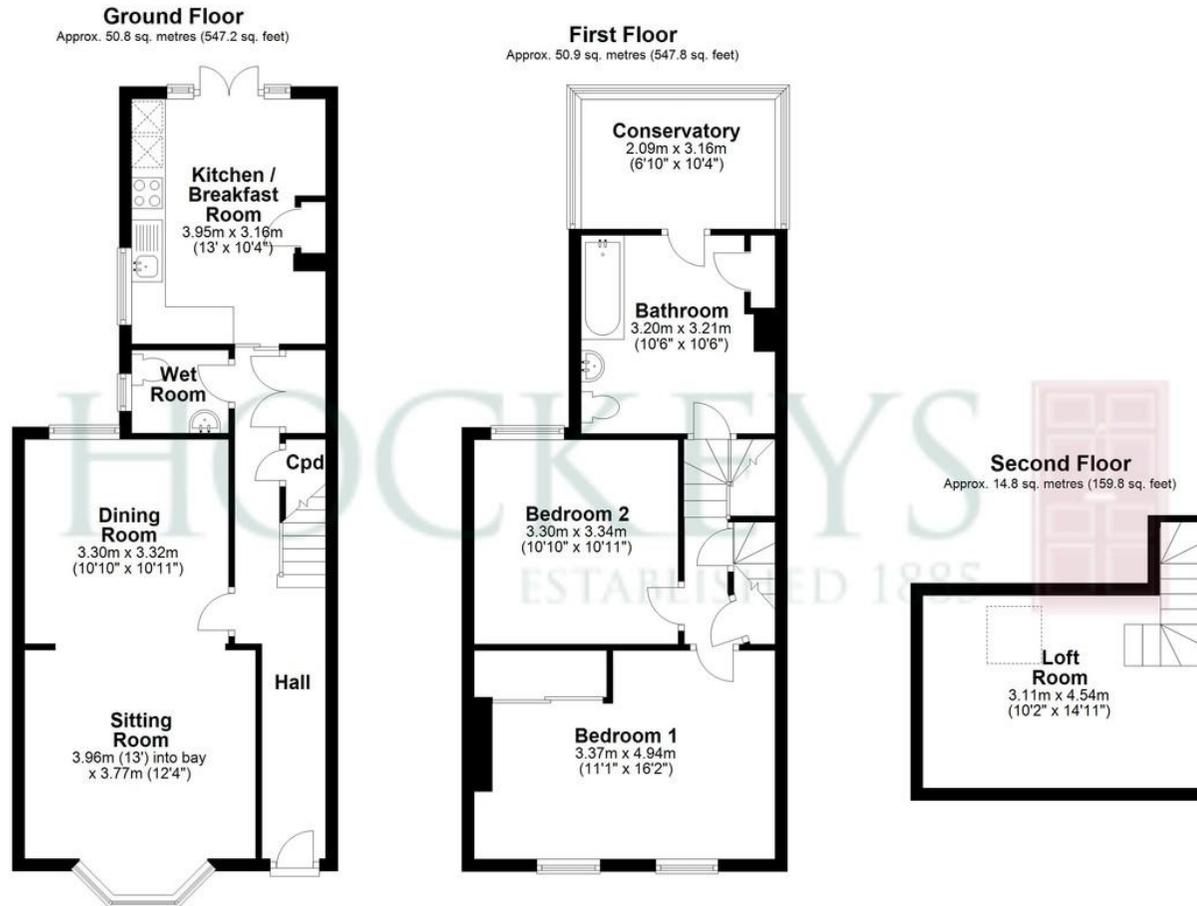


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Total area: approx. 116.6 sq. metres (1254.8 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.

25 Devonshire Road, -

## ADDITIONAL INFORMATION

Local Authority

Cambridge City Council

Council Tax Band

D

Services  
 Mains

Transport Links  
 Buses & Railway

Energy Rating  
 Energy Efficiency Rating E.

Tenure & Possession  
 Freehold

Vendors Position  
 Probate – No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	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.