



Stanley Road, Cambridge, CB5 8LB
£450,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A beautifully presented, two-bedroom Victorian end of terrace located a short walk into Cambridge City Centre and the River Cam. The property provides character features throughout with wooden flooring, wood burning stove along with a work from home space at the end of the mature rear garden.

INTERIOR:

Entering via the front door you are welcomed by a warm living room that keeps the character of the property by providing wood flooring throughout and a wood burning stove. Moving through the property you then enter into the separate dining area that provides understairs storage, stairs to the first floor and access into the kitchen. The kitchen provides wooden worktop surfaces, built in appliances and stable doors leading to the rear garden. Upstairs are doors to both bedrooms, both of which have built-in storage and the master having a feature cast iron fireplace. The bathroom is a three-piece suite that comprises low level WC, wash basin with vanity cabinet under and the panelled bath with shower over.

EXTERIOR:

To the front of the property is a pathway leading to the front door with a small front lawn and shrub border along with side access to the rear garden which is shared with neighbouring properties. The garden is mainly laid to lawn with a patio and an office at the end of the garden.



LOCATION:

Cambridge is well known as being the main centre of the

KEY FEATURES

- Period Property
- Close to the River Cam
- End of Terrace
- Garden Office
- Two Bedrooms
- Chain Free





Silicon Fen and many major companies have their businesses located here such as AstraZeneca, Marshalls, Vindis, Napp, Arm holdings and Google to name a few. An interesting fact is that over 40 per cent of the workforce have a higher education qualification which is more than twice the national average. Cambridge University and Addenbrooke's Hospital are two world-renowned attractions of this beautiful city.

The city is divided into 14 electoral wards: Abbey, Arbury, Castle, Cherry Hinton, Coleridge, East Chesterton, Kings Hedges, Market, Newnham, Petersfield, Queen Edith's, Romsey, Trumpington, and West Chesterton.

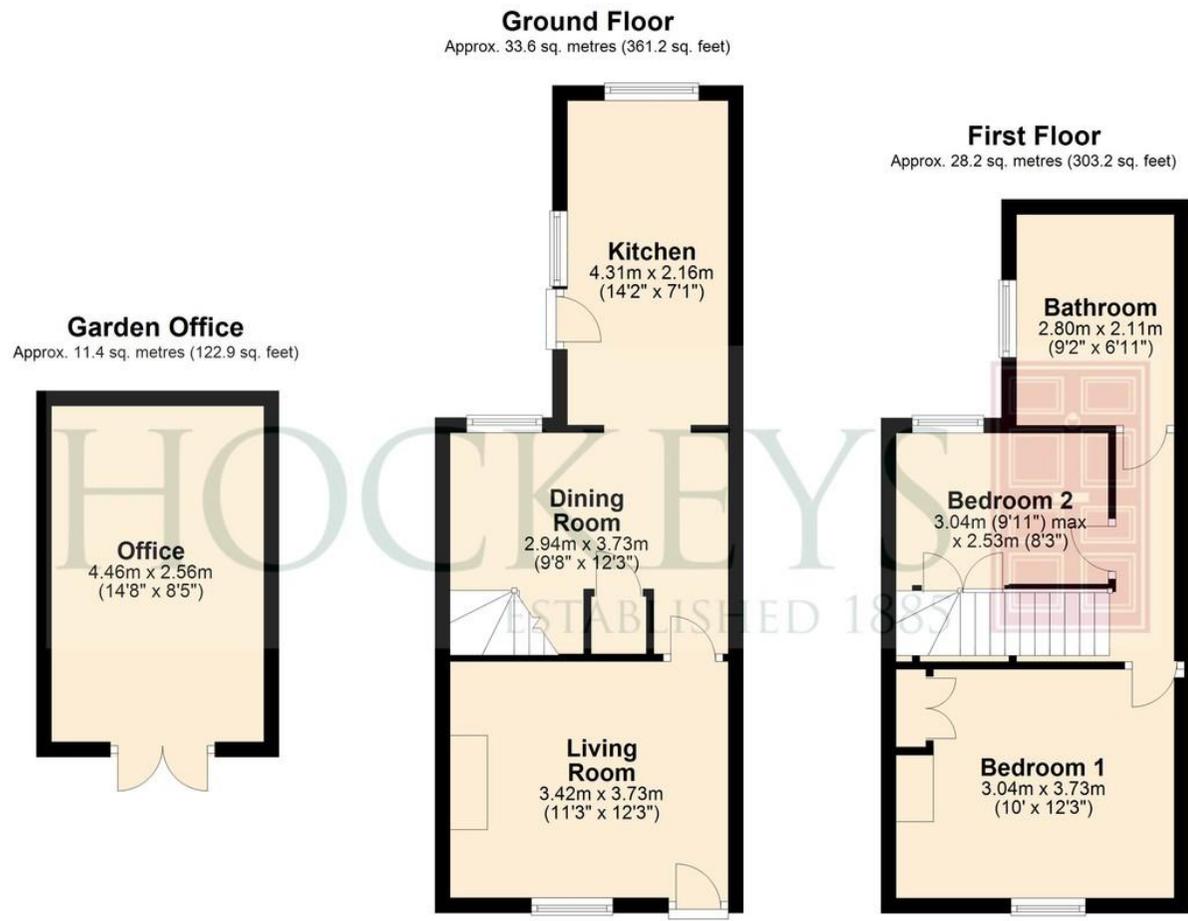


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Total area: approx. 73.1 sq. metres (787.3 sq. feet)
96 Stanley Road, Cambridge

ADDITIONAL INFORMATION

Local Authority
 Cambridge City Council

Council Tax Band
 C, 2021/2022 Annual £1,714.12

Services
 Mains

Transport Links
 Bus and Train

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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. Hockey's 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.