

Springfield Terrace, Cambridge, CB4 1AE



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Residential sales, lettings & management



8 Springfield Terrace  
Cambridge  
CB4 1AE

A rather special Victorian end of terrace extended residence, forming part of a charming small terrace in a prime city location close to Jesus Green.

- Sought after prime city location
- Extended Victorian end terraced residence
- Well presented and improved throughout
- Spacious open plan kitchen/dining/family room
- Delightful sitting room to front
- Many period features
- Woodburning stove
- Good sized enclosed rear garden with side access
- Potential for a dormer loft conversion
- Viewing highly recommended

Guide Price £575,000





8 Springfield Terrace is a charming Victorian residence enjoying a much sought after and quiet residential location within easy access to the city centre. The property is well placed and within easy reach of the river, Midsummer Common and Jesus Green, as well as local shopping facilities.

The property has been thoughtfully extended and has recently been further improved by the addition of a high quality Klöeber glazed door and picture window, providing an open view to the rear garden beyond. On the ground floor there is a lovely sitting room with feature fireplace and a large, open plan kitchen/dining/family area providing flexibility of use with access to the rear garden. On the first floor, there are two bedrooms with deep wardrobe cupboards and period fireplaces, as well as an attractive bathroom.

Externally, there is a pretty front garden with rosemary and roses set behind a mellow brick retaining wall with wrought iron gate and tiled path to the front door. The established rear garden enjoys a decent degree of privacy and is separated broadly into 3 sections, to include a timber decked area adjacent to the rear of the property, leading onto a private seating area with Indian Sandstone paving and a further area with timer shed. A side access gate provides useful pedestrian access to the front of the property.

For any prospective purchaser looking for potential to add a further bedroom, the property was granted full planning consent in 2017 (now expired) for a rear dormer loft conversion (Ref: 17/0829/ful).

The property does need to be viewed to be fully appreciated. In detail, its accommodation comprises;

## GROUND FLOOR

Front door with fanlight over to:

**LIVING ROOM** 10' 0" x 10' 8" (3.05m x 3.25m) with double glazed sash style window to front, attractive period fireplace with tiled hearth and built in units with shelving over to both sides, cornicing, radiator, stripped timber floorboards, stripped pine door to:

**FAMILY AREA** 10' 7" x 10' 8" (3.23m x 3.25m) with stripped pine door to understairs cupboard, chimney breast with cast iron wood burner with granite hearth, stripped pine stairs to first floor, opening onto the kitchen/dining area, luxury vinyl flooring.

**KITCHEN/DINING AREA** 14' 0" x 11' 6" average (4.27m x 3.51m) A spacious room with recently installed Klöeber aluminium picture window and glazed door to garden giving uninterrupted views to garden, part vaulted ceiling with velux window to rear and side, excellent range of painted timber fitted wall and base units with space and plumbing for washing machine and dishwasher, space for freestanding fridge/freezer, Stoves stainless steel gas cooker (recently serviced) with double oven, stainless steel splashbacks and chimney extractor hood with lighting over, stainless steel sink unit and drainer with mixer taps, recessed ceiling spotlights, wall mounted spotlights, vertically mounted radiator, luxury vinyl flooring.

**AGENTS NOTE** All original wood flooring has been professionally restored and the LVT in the Kitchen/Family Area replaced as of 2022.

## FIRST FLOOR

**LANDING** with loft access hatch, stripped pine doors to bedroom and bathroom, stripped pine floorboards.

**BEDROOM 1** 10' 0" x 10' 8" max (3.05m x 3.25m) with two double glazed sash style windows to front, period fireplace, radiator, double doors to deep built in wardrobe cupboard with hanging rail and shelving. Timber wardrobe to remain. Stripped pine floorboards.

**BEDROOM 2** 10' 4" x 7' 9" max (3.15m x 2.36m) with double glazed sash style window to rear, period fireplace, radiator, louvre fronted door to deep wardrobe cupboard with hanging rail and shelving, feature window to landing, stripped pine floorboards.





**BATHROOM** with upvc double glazed window to side, panelled bath with attractive tiled surround, recessed glass shelving, shower screen and chrome shower with large daisy head over, wash handbasin with tiled splashbacks, wc, chrome heated towel rail, built in linen cupboard, wall mounted chrome downlighters, chrome ceiling mounted spotlight units.

**OUTSIDE** Front garden area with tiled path to front door, flower and shrub borders with barleytwist edging, rosemary, roses and fuchsia, wrought iron gate and brick retaining wall.

The rear garden (60ft approx) is split into three areas with a timber decked terraced area adjacent to the rear of the property (with outside tap) leading onto a further Indian sandstone paved seating area which leads onto the final stage of garden with brick edging, flower and shrub borders. Timber shed (7'10 x 6'0). The whole enclosed by timber fencing and side pedestrian gate and offering a high degree of privacy.

**SERVICES** All mains services.

**TENURE** The property is Freehold

**COUNCIL TAX** Band D

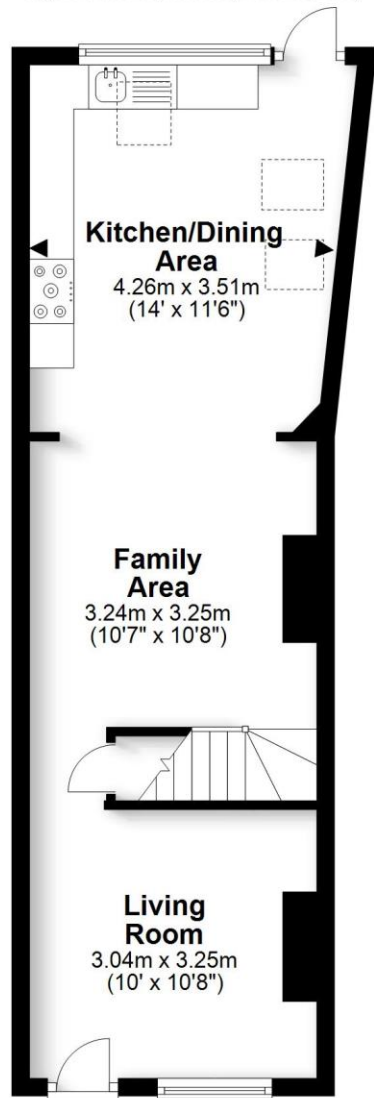
**VIEWING** By arrangement with Pocock & Shaw



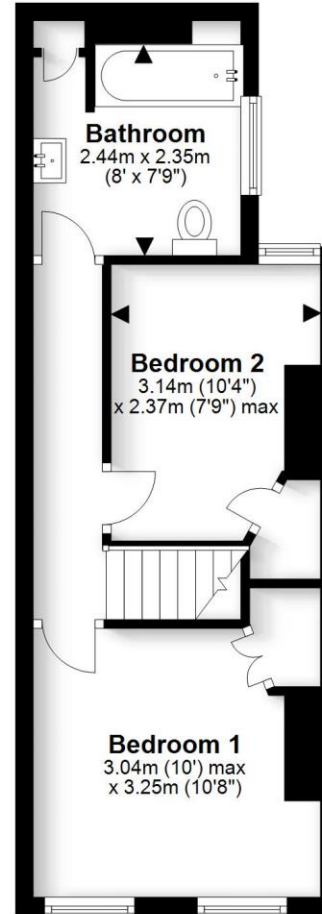
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 38.3 sq. metres (411.8 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 68.1 sq. metres (732.2 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested