



138 Catharine Street
Cambridge, CB1 3AR

Guide price £475,000



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- No chain
- Spacious three-bedroom terraced home
- Close to Mill Road
- Excellent opportunity to improve

Situated in the sought-after and vibrant area of Catharine Street, this three-bedroom terraced home presents an excellent opportunity to modernise and improve to create a wonderful family home. Arranged over three floors and benefitting from a generous rear garden, the property offers flexible and well-proportioned accommodation within easy reach of Mill Road, Cambridge city centre and Cambridge Railway Station.



Upon entering, an entrance hallway leads to a good-sized living room positioned to the front of the property. At the centre of the property spacious living/dining room, creating an excellent reception and entertaining space, which flows through to the kitchen. The kitchen, which would benefit from a redesign, still offers ample worktop and storage space and enjoys direct access to the rear garden. A family shower room completes the ground floor accommodation.



The first floor comprises three well-proportioned bedrooms. All three are doubles with the rear bedroom benefiting from a small dressing area. To the second floor is a loft room providing significant





additional storage space.

Outside, the property benefits from a generous and well-maintained rear garden, providing an attractive space for outdoor dining, entertaining and relaxation. The garden also benefits from rear and side access, making it particularly convenient for bicycle storage and everyday use.

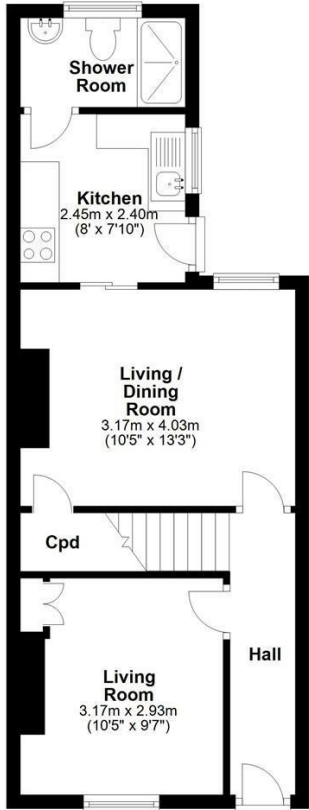
Catharine Street is one of the most sought-after residential roads within the Mill Road area, renowned for its eclectic mix of independent shops, cafés, restaurants and local amenities. Cambridge city centre is within easy walking and cycling distance, while Cambridge Railway Station offers fast and convenient rail links to London and beyond, making this an ideal location for commuters and those looking to be close to the range of employers in the centre of Cambridge.

What3words:///best.result.beard



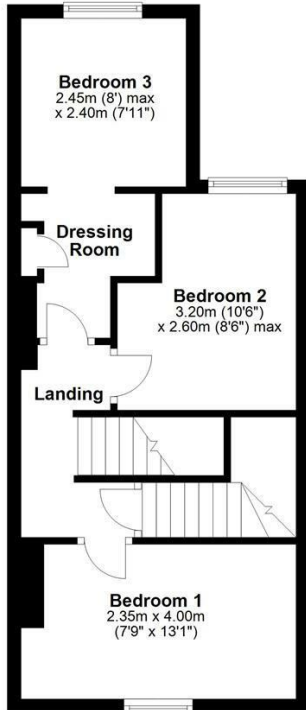
Ground Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



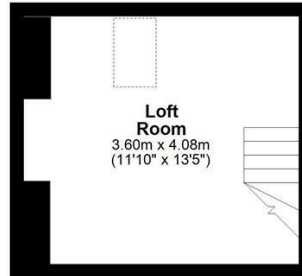
First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)

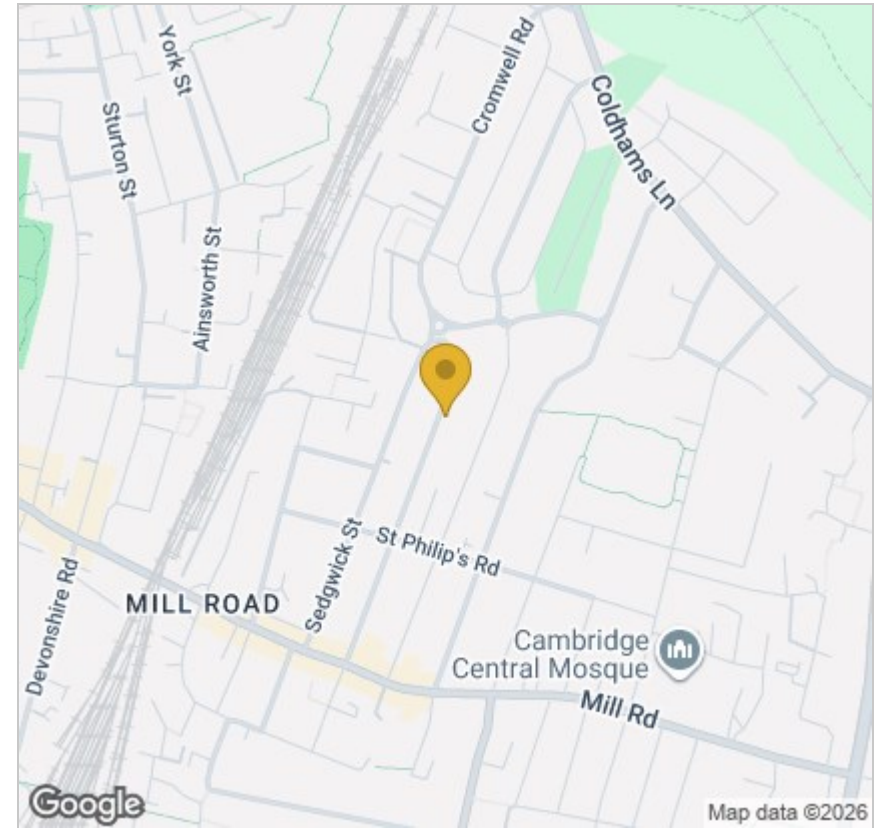


Second Floor

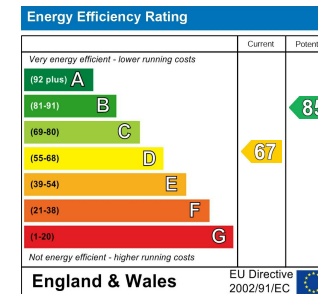
Approx. 14.7 sq. metres (158.1 sq. feet)



Total area: approx. 89.6 sq. metres (964.5 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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