



EACHARD ROAD
Cambridge

Carter Jonas

EACHARD ROAD, CAMBRIDGE, CB3 0HZ

- Cambridge City Centre - approx. 1 mile
- Cambridge Science Park - approx. 2.5 miles
- Cambridge North Railway Station - approx. 2.5 miles

3 Flexible reception rooms/4th bedroom • Study • Kitchen/breakfast room & utility room • Conservatory • 3 First floor bedrooms (one currently set up as a kitchenette) • 2 Bath/shower rooms • Large west facing gardens • Off-street parking for two cars • EPC rating D

DESCRIPTION

Dating back to the 1930s and reputedly the first house of its type built on the road, 1 Eachard Road is a characterful and spacious detached home occupying a prominent position on this quiet residential road.

The property offers flexible accommodation extending to over 1600sqft with three large reception rooms, and a study, a good-size kitchen/breakfast room, a utility and a shower room on the ground floor and three bedrooms (one currently used as second kitchen for former lodgers) and a bathroom on the first floor. The house retains the patina of its era but would benefit from a programme of renovation and updating. It is the perfect opportunity to acquire a wonderful, period home in a superb location to which one can add one's own touch.

OUTSIDE

The house is set back nicely from the road with areas of mature shrub planting and gravelled parking. There is pedestrian gated access leading back to the rear gardens which are exceptional in size and offer excellent levels of seclusion and sunlight. There is established planting along with a former kitchen garden, a lovely shepherd's hut and a potting shed. The gardens can be accessed from the conservatory and the kitchen with a covered patio to the back of the house looking down the garden.

A UNIQUE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE 1930S DETACHED HOME IN NEED OF UPDATING OCCUPYING A LARGE PLOT IN HIGHLY REGARDED RESIDENTIAL AREA CLOSE TO THE CITY CENTRE.



LOCATION

Eachard Road forms part of a highly regarded, established residential area off Huntingdon Road, less than a mile north of Cambridge City Centre. It is well placed for access to many university colleges and departments, prestigious schools and the city centre in general. There is a regular bus service along Huntingdon Road into the City Centre and a cycle lane. There are also excellent local facilities serving the district including a parade of shops on Histon Road catering for most day-to-day needs. The location is also convenient for anyone needing access to the Science or Business parks off Milton Road and the region's main commuter routes (A14/M11/A1) as well as with easy reach of the new Cambridge North railway station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Eachard Road

Approximate Gross Internal Area = 1644 sq ft / 152.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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