



Panton Street, Cambridge, CB2 1HL

**CHEFFINS**

## Panton Street

Cambridge,  
CB2 1HL

4 3 2

**Guide Price £1,350,000**



A most impressive Grade II Listed four storey Regency town house within this prestigious central city location close to a good range of local schools as well as riverside walks and Lammas Land. This fine home has a wealth of desirable period features as well as an impressive open plan kitchen/living/dining room on the lower ground floor.





**FOUR PANELLED TIMBER ENTRANCE DOOR**

with glazed fanlight above, leading into:

**ENTRANCE HALLWAY**

moulded corncicing, picture rail, dado rail, wall lights, staircase to lower and upper floor, natural timber handrail, painted spindles, radiator, panelled and glazed door leading out to rear garden.

**SHOWER ROOM**

with low level dual flush w.c., tiled shower cubicle, wash hand basin with mixer tap, heated towel rail/radiator, tiled floor, casement window to the rear.

**SITTING ROOM**

moulded corncicing, picture rail, cast iron fireplace with gas real flame effect fire, marble mantel surround and hearth, fitted shelving and cupboard to chimney breast recesses, radiators, ceiling with inset downlighters, sash window to the front.

**BEDROOM 4**

ceiling with inset downlighters, moulded corncicing, picture rail, cast iron fireplace, fitted shelving and cupboards to chimney breast recesses, radiator, sash window to the rear.

**LOWER GROUND FLOOR****HALLWAY**

tiled floor, understairs storage cupboard, further storage cupboard and shelving.

**KITCHEN/DINING/LIVING ROOM**

Kitchen has been refitted with a generous range of handleless cupboards and drawers to base and eye level with stone working surfaces with matching upstands, undermount sink unit, fitted and concealed dishwasher, electric oven, 4 ring hob, gas fired Aga,

wooden flooring, ceiling with inset downlighters, exposed natural brick chimney breast, covered radiator, double glazed casement window to the rear, casement window to the front, shelved pantry cupboard.

**UTILITY ROOM**

fitted with a range of storage cupboards, rolltop working surfaces, single drainer sink unit with mixer tap, plumbing and space for automatic washing machine, space for tumble dryer, tiled floor, extractor fan.

**ON THE FIRST FLOOR****LANDING**

ceiling with inset downlighters, wall lights, dado rail, range of storage cupboards and door concealing staircase leading to second floor.

**BEDROOM 1**

picture rail, cast iron fireplace, range of fitted wardrobe cupboards and drawers to chimney breast recesses, radiator, sash window to the front.

**ENSUITE BATHROOM**

freestanding bath with wall mounted mixer tap and hand held rose, wash hand basin with storage cupboards below, stone tiled floor, wall lights, extractor fan, heated towel rail/radiator, sash window to the front.

**BEDROOM 2**

cast iron fireplace, fitted cupboards to chimney breast recesses, picture rail, radiator, sash window to the rear.

**FAMILY BATHROOM**

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, storage drawer, panelled bath with shower above, wall mounted mixer, tiled floor, extractor fan, heated towel rail/radiator, double glazed casement window to the rear.

**ON THE SECOND FLOOR****BEDROOM 3**

storage cupboard housing wall mounted gas fired boiler, hot water cylinder, further fitted cupboards, shelving, wall lights, double glazed sash window to the rear.

**OUTSIDE**

Front garden with stone steps rising to front door, iron railings, hedgerow, gravelled beds.

Rear garden principally paved enclosed by walling, summerhouse, flowering and shrub borders, rose beds. Outside tap and light.

**AGENTS NOTES**

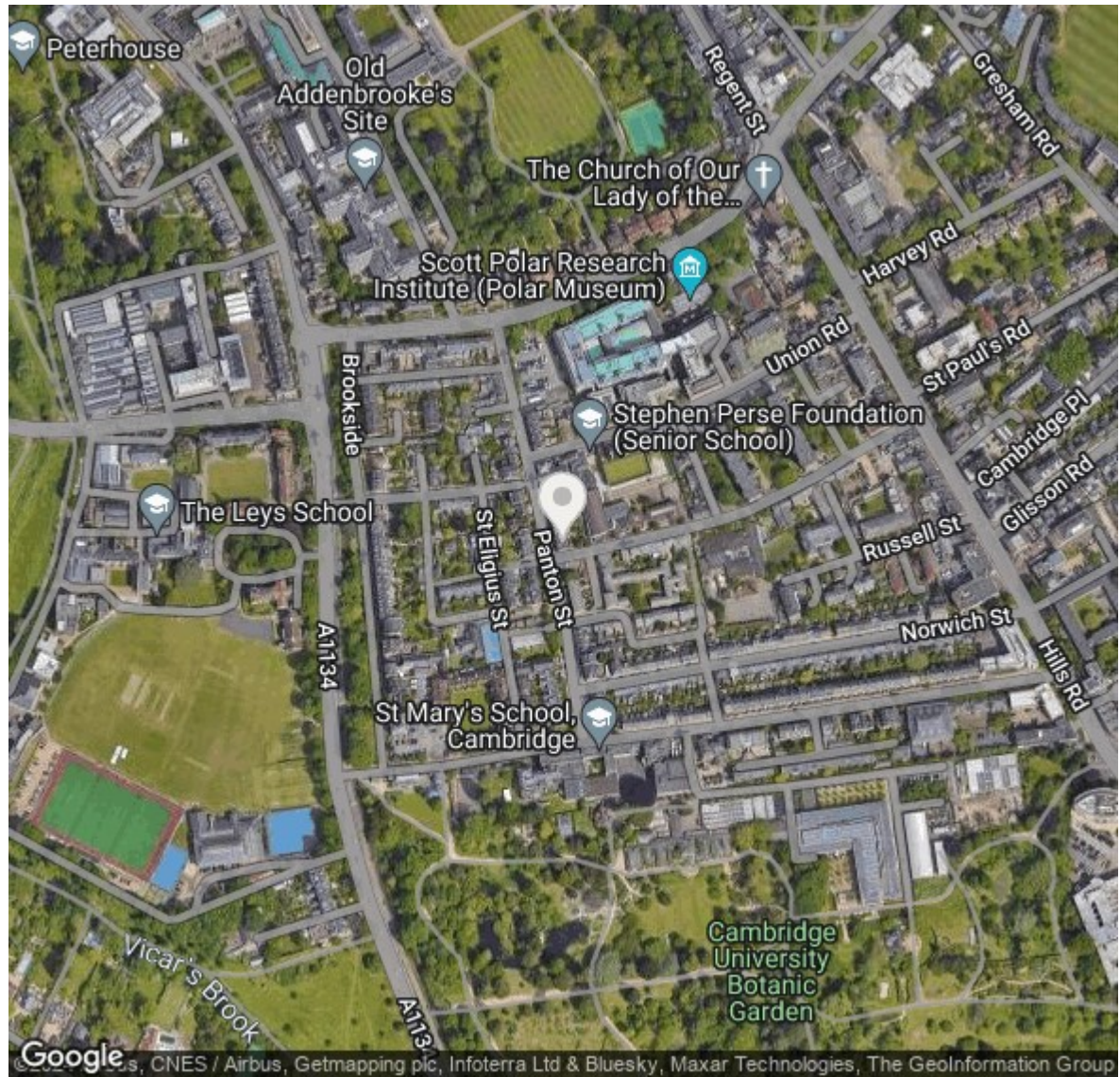
Tenure - Freehold  
Council Tax Band - E  
Property Type - Terraced House  
Property Construction - Standard  
Number & Types of Room - Please refer to floor plan  
Square Footage - 1875 sqft  
Parking - Resident Permit Parking

**UTILITIES/SERVICES**

Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating - Boiler and radiators, mains gas  
Broadband - Ultrafast (Predicted top download speed of 1000 Mbps)  
Mobile Signal/Coverage - Good  
Listed - Grade II  
Conservation Area - Yes



Guide Price £1,350,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - Cambridge City Council





Approximate Gross Internal Area 1875 sq ft – 174 sq m  
 Lower Ground Floor Area 524 sq ft – 49 sq m  
 Ground Floor Area 542 sq ft – 50 sq m  
 First Floor Area 542 sq ft – 50 sq m  
 Second Floor Area 267 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
 01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.