



Perowne Street, Cambridge, CB1 2AY



Perowne Street

Cambridge,
CB1 2AY

A unique and very special opportunity to acquire a most beautifully refurbished and sympathetically improved Victorian residence of significant charming character, with enclosed rear garden, occupying a most convenient prime city location within a short walk of the city centre as well as a good range of local amenities including Cambridge railway station.

3 2 3

Guide Price £695,000





PANELLED ENTRANCE DOOR

with double glazed pane with glazed picture light above.

ENTRANCE HALLWAY

coved ceiling with inset downlighters, tiled floor with entry mat, radiator, and staircase rising to the first floor.

LIVING ROOM

moulded cornicing, inset downlighters, Victorian fireplace with stone hearth and fitted shelving to chimney breast recesses, double panelled radiator, sash window to the front with shutters, open plan to:

SITTING ROOM

moulded cornicing, ceiling with downlighters, exposed and sealed floorboards, access to understairs storage cupboard, sash window to the rear.

INNER HALLWAY

ceiling with inset downlighters, wooden flooring, radiator, double glazed door to the side, sash window to the side, both with shutters, radiator.

SHOWER/CLOAKS

tiled shower cubicle, glazed opening door, low level w.c. and wash hand basin, ceiling with inset downlighters, extractor fan, tiled floor.

UTILITY ROOM

with timber working surfaces and storage cupboard, ceiling with downlighters, plumbing and space for automatic washing machine, wooden floor.

KITCHEN/DINING ROOM

fitted with a good range of storage cupboards and drawers to base and eye level with granite working surfaces with glazed upstands, double bowl undermount sink unit with mixer tap, fitted Siemens oven, 4 ring gas hob and extractor fan, plumbing and space for dishwasher, ceiling with a range of inset downlighters, wall mounted gas fired boiler, fitted and concealed fridge/freezer, double panelled radiator, wooden flooring, double glazed windows and doors to the rear leading out to the garden.

ON THE FIRST FLOOR

LANDING

access to loft space, ceiling with inset downlighters, exposed and sealed floorboards, painted handrail, newel post and spindles.

BEDROOM 1

fitted cupboards to chimney breast recesses, Victorian fireplace, stone hearth, exposed and sealed floorboards, double panelled radiator, sash window to the front with shutters.

BATHROOM

fitted with three piece suite comprising tiled panelled bath with mixer/shower tap, low level w.c. and pedestal wash hand basin, tiling to walls and floor, shaver point, heated towel rail/radiator, extractor fan, ceiling with inset downlighters.

BEDROOM 2

feature sloping ceiling, double glazed Velux rooflight, inset downlighters, sash window to the rear, wooden flooring, double panelled radiator.

BEDROOM 3/STUDY

ceiling with inset downlighters, radiator, sash window to the rear with shutters.

OUTSIDE

Rear garden enclosed by walling and fencing with timber deck area artificial lawn gated access to the rear



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £695,000

Tenure - Freehold

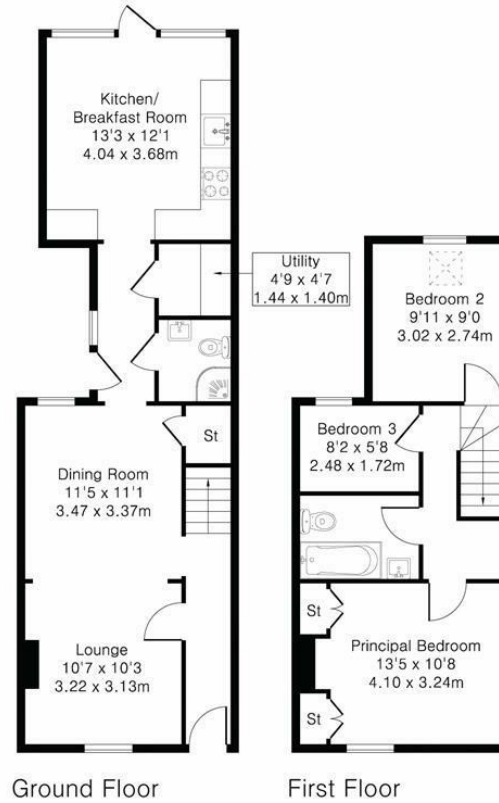
Council Tax Band - D

Local Authority - Cambridge

Approximate Gross Internal Area 950 sq ft - 88 sq m

Ground Floor Area 557 sq ft - 51 sq m

First Floor Area 393 sq ft - 37 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 | 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.

