



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

**Tenure**

Freehold

**Council Tax Band**

C

**Contact Details**

1 The Broadway  
Cambridge  
Cambridgeshire  
CB1 3AH

www.vincentshaw.net  
sales@vincentshaw.net  
01223 243900

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Sedgwick Street | Cambridge | CB1 3AJ**

An impressive Victorian terraced home in the heart of Romsey Town which is just a short walk from local shopping amenities and within easy reach of the railway station. Living accommodation is bright and spacious and has been significantly extended on two storeys. The property is offered for sale with no upward chain and internal viewing is essential. EPC Rating Band D.

**Guide Price £575,000**

- Three Bedrooms
- First Floor Bathroom
- Extended Kitchen/Breakfast Room
- Double Glazed
- Gas Radiator Heating
- No Upward Chain





Property Description

LIVING ROOM

23' 3" x 11' 8" (7.1m x 3.56m)

Two double glazed sash windows to front aspect, two double panelled radiators, cast iron open fireplace with wooden surround and tiled hearth, double glazed window to rear aspect, stairs to first floor, stripped wooden floor, under stairs storage cupboard.

KITCHEN

14' 3" x 6' 0" (4.35m x 1.84m)

Double glazed window to side aspect, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated gas hob and electric oven, space and plumbing for washing machine, space for fridge freezer, double panelled radiator, ceramic tiled floor, inset spotlights.

Leading to:

BREAKFAST ROOM

12' 5" x 8' 8" (3.8m x 2.65m)

Bifold doors to rear, inset spotlights.

LANDING

Access to roof void.

BEDROOM ONE

11' 9" x 10' 7" (3.59m x 3.24m)

Two double glazed sash windows to front aspect, double panelled radiator, cast iron fireplace.

BEDROOM TWO

12' 3" x 8' 11" (3.75m x 2.72m)

Double glazed window to rear aspect, double panelled radiator.

BEDROOM THREE

8' 9" x 8' 8" (2.67m x 2.65m)

Double glazed window to rear aspect, double panelled radiator.

BATHROOM

Obscured double glazed window to side aspect, heated towel rail, side panelled bath with shower over, pedestal mounted wash hand basin, inset spotlights.

SEPARATE WC

Obscured double glazed window to side aspect, pedestal mounted wash hand basin, low level wc, inset spotlights.

REAR GARDEN

Mainly laid to lawn, flower and shrub borders, endosed panelled fencing, gated pedestrian access.

