



160 sqm / 1729 sqft

---

On road parking

---

225 sqm / 0.05 acre

---

1869 freehold

---

Victorian terrace

---

EPC - D / 64

---

4 bed, 3 recep, 3 bath

---

Council tax band - D

---

Gwydir Street

An elegant, and significantly extended, Victorian home, providing bright spacious accommodation, with a mature, west facing garden backing onto the cemetery.

The property benefits from many lovely character features and has three contrasting reception areas and a bathroom on every level.



Guide Price  
£850,000



The property is set at the Norfolk Street end of Gwydir St, close to the shops, yet is just a short walk from the cosmopolitan Mill Road area, or the Grafton Centre, whilst the railway station is also in easy walking or cycling distance.

Percy Cottage is set behind a neat front garden retained by ornamental railings. The front door opens into an elegant and welcoming hallway with the staircase leading up to the first floor. There are three reception areas all of which are generously proportioned; the sitting room to the front is cosy and has a fireplace and beautiful cornicing, and this opens to a formal dining room which has doors out to a small private terraced area. To the far end of the ground floor there is a bright living room which has a roof light and west facing patio doors which flood the room with natural light. This room could be used for a variety of purposes but is currently used as a dining and sitting room.

The kitchen is set between the hall and the living room and is a wide, galley type kitchen fitted with a range of floor and wall mounted cabinets set above and below the working surfaces. There is a built in double oven, a hob with extractor over and space for a washing machine, dishwasher and upright fridge freezer. On the ground floor there is also a bathroom fitted with a bath, w.c. and vanity unit with inset hand basin.

The first floor landing opens to a family bathroom and three of the four bedrooms. There is a lovely bright double bedroom to the front of the house with fitted cupboards and a pair of traditional rise and fall sash windows that flood the room with natural light. The second double has a fitted cupboard, a shelved recess and a pretty rise and fall sash window, and there is a third smaller single room, which is dual aspect and enjoys lots of natural light. The bathroom on this level is fitted with a bath, w.c and hand basin.

On the second floor there is a further double bedroom with a modern ensuite fitted with a shower, w.c., hand basin and roof light.

Outside there is a west facing garden that enjoys the best of the afternoon and evening sunshine. There is a terrace adjacent to the house and a lovely brick outbuilding, beyond which there is an area of lawn with trees and mature shrub borders. At the far end there is an attractive brick wall and a pedestrian right of way that gives access around the adjacent property and back onto Gwydir St.

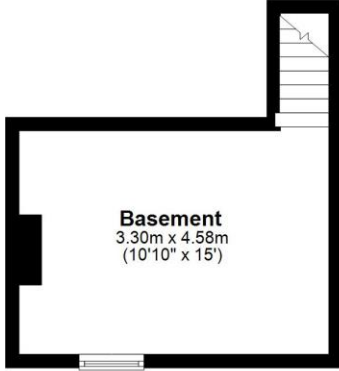
The property also has a basement which has a reasonable height ceiling and a window. This is currently used for storage but could provide further potential.

Residents parking permits are available to purchase in this area.



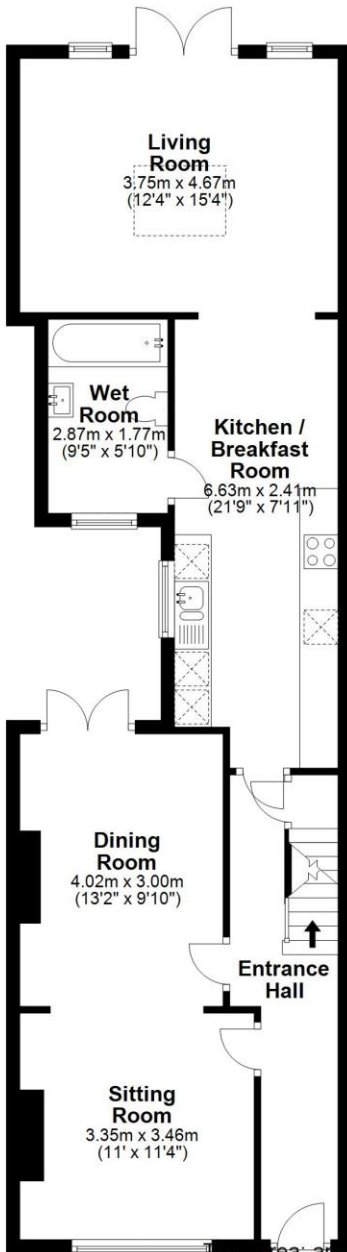
### Basement

Approx. 16.3 sq. metres (175.8 sq. feet)



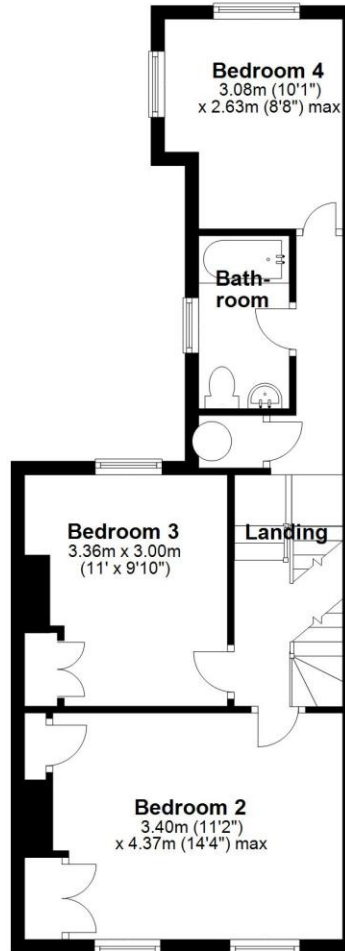
### Ground Floor

Approx. 73.2 sq. metres (787.4 sq. feet)



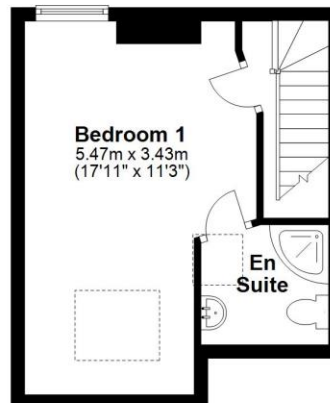
### First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



### Second Floor

Approx. 23.3 sq. metres (250.9 sq. feet)



Total area: approx. 160.7 sq. metres (1729.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Gwydir Street is conveniently situated between Norfolk Street and Mill Road, around half a mile east of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is less than a mile away from Cambridge Railway Station with direct links to London. Mill Road, The Grafton and Beehive Shopping Centres are also a short walk away.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding'.

COOKE  
CURTIS  
& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS