



Short Street, Cambridge
CB1 1LB

Pocock + Shaw

2 Short Street
Cambridge
Cambridgeshire
CB1 1LB

A centrally located 3 bedroom Grade II listed Georgian townhouse, close to Christ's Pieces and Midsummer Common.

- Period townhouse
- Central location
- Sitting room
- Kitchen/ Dining room
- 3 Bedrooms
- Bathroom and en suite shower room
- Versatile rooms to lower ground floor
- Many appealing features
- Courtyard garden
- No upward chain

Guide Price £725,000



A spacious Grade II listed mid terrace Georgian townhouse, of about 1050 sqft, with accommodation arranged over 3 floors and a courtyard garden to the rear.

Short Street is a delightful small street linking Emmanuel Road with the four lamps roundabout at the junction of Maids Causeway, Jesus Lane and Victoria Avenue. It is well placed for the City centre, about 0.3 miles, and close to Christs Pieces, Midsummer Common and Jesus Green. A wide range of facilities and amenities including good shopping facilities are nearby and the railway station is about 0.5 miles distant.

In detail, the accommodation comprises;

Ground Floor Front door to

Entrance lobby with gas and electric meters, coat hooks, ceramic tiled flooring, pine door to

Sitting room 14'10" x 13'8" (4.51 m x 4.17 m) with multi paned sash windows to front, timber mantelpiece with inset electric fire, marble slips and hearth, dado rail, radiator, stairs to first floor, exposed timber floorboards, staircase to lower ground floor (see later) and archway to

Kitchen/ Dining room 17'7" x 8'1" (5.35 m x 2.46 m) with window and part glazed door to rear courtyard garden, pine door to sitting room, feature fireplace with shelving to side recesses, good range of built in wall and base units with solid oak woodblock work surfaces and upstands, ceramic sink with drainer area to side and tiled splashbacks, recess for fridge/freezer, washing machine and dryer, gas cooker point, wall mounted tubular radiator, ceiling mounted spotlight unit, timber strip flooring.

First Floor

Landing built in shelved cupboard, oak strip flooring, doors to

Bedroom 1 15'1" x 9'1" (4.60 m x 2.76 m) with two multi paned sash window to front, radiator, loft access hatch, oak strip wood flooring.

Bedroom 2 13'8" x 8'0" (4.16 m x 2.44 m) with multi paned sash window to rear with views to courtyard, built in cupboard with slatted wood shelving.

Bathroom with vaulted velux window to rear, panelled bath with fully tiled surround and chrome dual head Mira 'Ape' shower unit over, WC, vanity wash handbasin with display shelf and part tiled wall behind, chrome heated towel rail, shaver point, ceiling mounted spotlight unit.

Lower ground floor

Hallway with archway, recessed ceiling spotlight and sliding door to

Bedroom 3 12'6" x 10'8" (3.82 m x 3.24 m) with multi paned sash window to front, recessed ceiling spotlights, vertically mounted tubular radiator.

En-suite shower room fully tiled and enclosed shower cubicle with chrome shower unit, wash handbasin with tiled splashbacks, WC, chrome heated towel rail, extractor fan, ceramic tiled flooring.

Family room/ Office 9'11" x 7'3" (3.02 m x 2.22 m) with glazed door with steps up to courtyard garden, radiator, ceiling mounted spotlight units, storage cupboard, door to

Dressing room 16'1" x 12'10" (4.90 m x 3.90 m) with window to rear, wall mounted Ideal Logic gas combination boiler.

Outside Rear courtyard garden laid to artificial grass and enclosed by brick boundary walls, steps up to kitchen/dining room and door to lower ground floor.

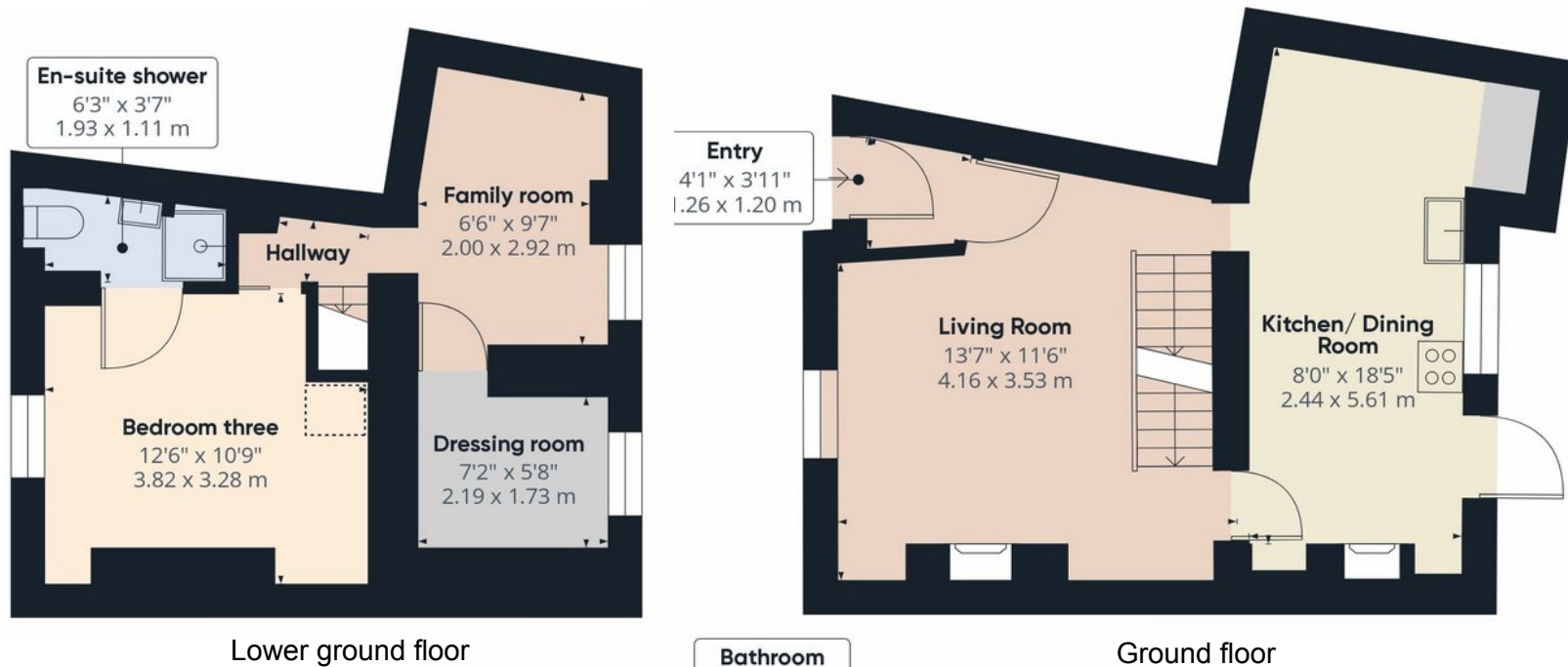
Services All mains services.

Tenure The property is Freehold.

Council Tax Band







Lower ground floor

Ground floor

Approximate total area

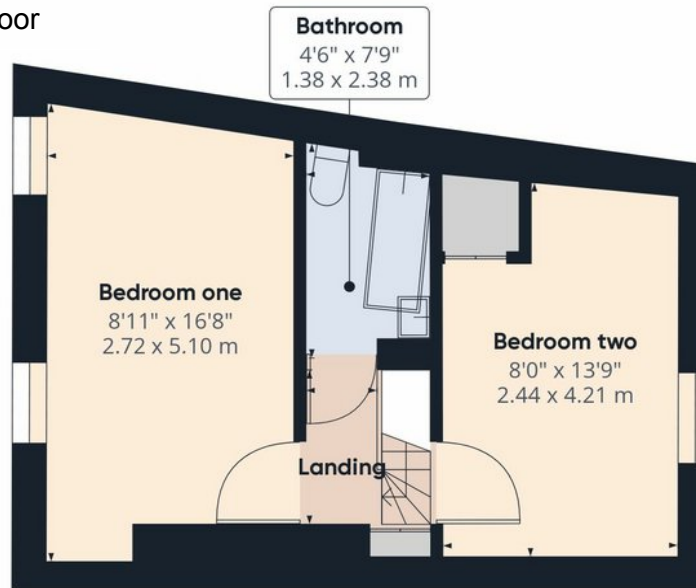
943.77 ft²

87.68 m²

Reduced headroom

4.33 ft²

0.4 m²



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock + Shaw