



Panton Street, Cambridge, Cambridgeshire
CB2 1HL

Pocock+Shaw

71 Panton Street
Cambridge
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A stunning, centrally located 5 Bedroom period home with a wealth of period features in this highly sought after and convenient area of the city.

- Spacious period residence
- 5 bedrooms
- Bathroom and en suite shower room
- Kitchen and dining room
- Two further reception rooms
- Sought after city location
- Many period and other appealing features
- Rear garden and covered balcony
- No upward chain

Guide Price £1,375,000



Panton Street is a desirable residential location parallel to Hills Road, with one-way traffic calming adding to its appeal. Cambridge City Centre is within close proximity, offering a comprehensive range of shopping and leisure facilities, as is the mainline railway station (services to London from around 50 minutes), and the Cambridge University Botanical Gardens, a unique 40-acre garden with Victorian glass houses and cafes. The City has become a high-tech and 'biotech' hub with the internationally renowned Science park and Addenbrooke's Hospital/Biomedical Campus. Schools for all age groups in both the state and independent sectors are close by, and good road links via the M11 and A14 provide onward access to major road networks.

This spacious period property has been recently redecorated and offers flexible and stylish accommodation arranged over four floors. Retaining many period features the property also has some attractive contemporary additions which further enhance this already impressive property. Of historical interest, the property (known as 2 Belvedere Terrace at the time) has connections with Horace Darwin (Charles Darwin's youngest son) who started the Cambridge Instrument Company and William Pye's company which became a major player in radio and TV manufacture.

In detail the accommodation comprises;

Ground Floor Steps up to front door with fanlight over to

Entrance lobby with inset brush mat, part glazed door with small glazed side panel with coloured and leaded glass detailing to

Entrance hallway with cornicing, stairs to first floor with period handrail, radiator, stairs to lower ground floor (see later) and doors to

Sitting room 15'2" x 12'1" (4.63 m x 3.68 m) with double glazed bay window to front, cornicing, picture rail, period marble fireplace with tiled slips and hearth, radiator.

Garden room 13'5" x 10'0" (4.08 m x 3.06 m) with double glazed timber patio doors and glazed panels to timber decked balcony (see later), period feature fireplace, radiator, inset ceiling spotlights to patio door area.

Rear lobby with glazed door to rear, recessed ceiling spotlights, Travertine fitted flooring, double doors opening onto

Cloakroom with window to rear (not double glazed), wc, corner vanity wash handbasin with Travertine tiled splashbacks, wc, radiator, extractor fan, recessed ceiling spotlights, Travertine tiled flooring.

Lower ground floor

Hallway with understair storage area, coat hooks, recessed ceiling spotlights, large walk in shelved store cupboard with lighting and brick flooring, doors to dining area (see later).

Kitchen 13'3" x 9'11" (4.05 m x 3.01 m) with glazed door and windows to rear, excellent range of cream units with oak block work surfaces and tiled splashbacks, one and a quarter bowl ceramic sink unit and drainer, built in Bosch induction hob with stainless steel extractor hood over, integrated fridge, Neff eye level double oven, integrated Bosch dishwasher, recessed spotlights, ceramic tiled flooring, opening onto

Dining room 15'3" x 12'2" (4.65 m x 3.70 m) with part glazed door and secondary glazed window to front bay, fireplace with inset cast iron arch and cupboard to side, radiator, door to a utility cupboard with lighting, electric meter, space and plumbing for washing machine and shelf for dryer over, ceramic tiled flooring.

First Floor

Landing with double glazed window to half landing, stairs with curved period handrail to second floor, doors to



Bedroom 1 12'11" x 10'11" (3.94 m x 3.32 m) with window to front, coving, picture rail, impressive marble period fireplace with cast iron grate and tiled hearth, radiator, timber flooring, door to

En suite shower room with window to rear, large walk in shower cubicle with glass sliding door, chrome shower unit and fully tiled surround, wc, contemporary vanity wash handbasin with part tiled wall behind and mirror with in built sensor lighting over, radiator, chrome heated towel rail, picture rail and cornicing, ceramic tiled flooring.

Bedroom 2 10'11" x 9'2" (3.32 m x 2.79 m) with window to rear, coving, period feature fireplace, shelving to one side of chimney breast, airing cupboard with lagged hot water tank and shelving.

Second floor

Landing with window to half landing, stairs to third floor, understairs cupboard with clothes hanging rail.

Bedroom 3 13'0" x 10'2" (3.95 m x 3.09 m) with window to front, coving, period feature fireplace with built in wardrobe cupboard and shelved cupboard to side of chimney breast, radiator.

Bedroom 4 3.35m x 2.78m (11'10" x 9'1") with window to rear, period feature fireplace, built in units (wardrobe & shelving) to sides to chimney breast.

Bathroom

with window to front, panelled bath with fully tiled surround, glass screen and Triton electric shower unit over, wash handbasin with mirror over, wc, extractor fan, radiator, chrome heated towel rail, ceramic tiled flooring.

Third floor

Door to;

Bedroom 5 3.79m x 3.63m (12'5" x 11'11") part restricted headroom with two velux windows to rear, eave storage cupboards, pine timber flooring



Outside

From the kitchen area there is a covered (by balcony over) area with lighting and part steps up to the main garden and a secured store room housing the vaillant gas boiler , power and lighting. The main area of garden (8.5m x 5.0m approx) is low maintenance with paved and gravelled areas, flower and shrub borders, outside lighting, steps with contemporary glass panelling to sides to rear lobby area. Rear access gate to shared passageway leading onto Bateman Street. Small paved area to the front with brick retaining wall and ornate cast iron period railings.

Tenure The property is Freehold

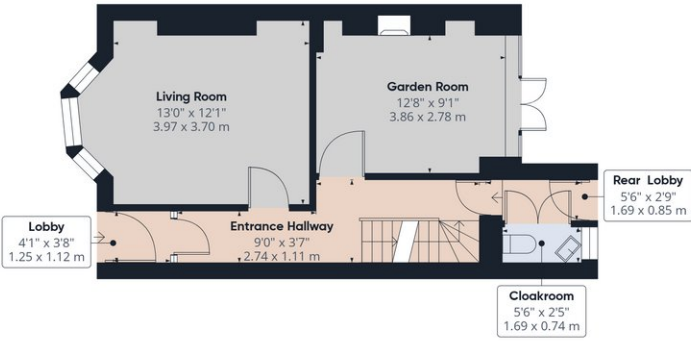
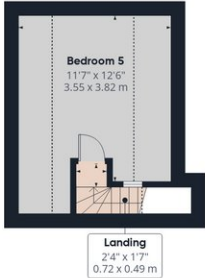
Council Tax Band G

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



 Ground Floor	 Floor 1	Pocock+Shaw
 Floor 2	 Floor 3	Approximate total area⁽¹⁾ 1663 ft² 154.5 m² Reduced headroom 89 ft² 8.3 m²
 Floor 4		(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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

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