



Perowne Street, Cambridge
CB1 2AY

Pocock + Shaw

11 Perowne Street
Cambridge
Cambridgeshire
CB1 2AY

A fabulous opportunity to acquire this three bedroom end terrace extended Victorian home, situated in this highly sought after central cul de sac just a short walk from the city centre. This outstanding property features a detached GARAGE and retains numerous period features and is offered without an onward chain.

- Three bedrooms
- Shower and bathroom
- Extended accommodation
- Detached GARAGE
- West facing courtyard garden
- Offered without a chain
- Gas central heating
- Numerous period features

Offers Over £700,000



Perowne Street is conveniently located just off Mill Road, approximately half a mile from the train station. Mill road offers an eclectic mix of independent shops cafes and restaurants along with a wide selection of amenities. The city centre and many University departments are easily accessed by foot or bicycle and the location, being on the city side of Mill Road Bridge, places the house in the catchment area for St Matthews Primary School and Parkside secondary.

Entrance hallway Timber door to the front with fanlight over, stripped wooden floorboards, picture rail, leaded light door and surround to

Inner hall Picture rail, dado rail, stripped wooden flooring, radiator, stairs to the first floor, under stairs storage cupboard

Sitting room 12'0" x 11'0" (3.66 m x 3.35 m) Multi paned sash window to the front, plaster cornicing, picture rail, fireplace with marble style hearth and surround and inset gas fire, open through to;

Dining room 11'0" x 9'2" (3.35 m x 2.79 m) Former fire place with full height crockery cupboards to each side, picture rail, multi paned French doors leading to the kitchen

Kitchen/ Breakfast Room 18'0" x 16'0" (5.49 m x 4.88 m) Range of fitted wall and base units extensive worktops with inset twin bowl sink and mixer tap, four ring gas hob, double oven, tiled splashbacks, Range of double glazed windows to one elevation with a set of double glazed windows and French doors to the garden, partly vaulted ceiling with inset Velux roof lights, wall mounted central heating boiler, Door to;

Shower room Tiled shower cubicle with glass door and wall mounted controls, double glazed window to the rear, vanity wash basin, WC, radiator

Landing Double airing cupboard with hot water cylinder and shelving, loft access,

Bedroom 1 14'1" x 10'11" (4.29 m x 3.33 m) Multi paned sash window to the front. Range of fitted storage to one wall, radiator

Bedroom 2 9'10" x 9'1" (3.00 m x 2.77 m) Double glazed window to the side, range of fitted low level cupboards, vanity sink with mixer tap, radiator

Bedroom 3 8'7" x 6'11" (2.62 m x 2.11 m) Fitted double wardrobe and shelving, radiator, Double glazed window to the rear

Bathroom White suite comprising WC, vanity wash basin with mixer tap, corner bath, heated towel rail, decorative tiled splash back, fitted shelving

Outside Westerly facing brick paved courtyard garden, enclosed with attractive brick walls and featuring inset and well stocked flower and shrub beds, outside tap and personal door leading to the GARAGE

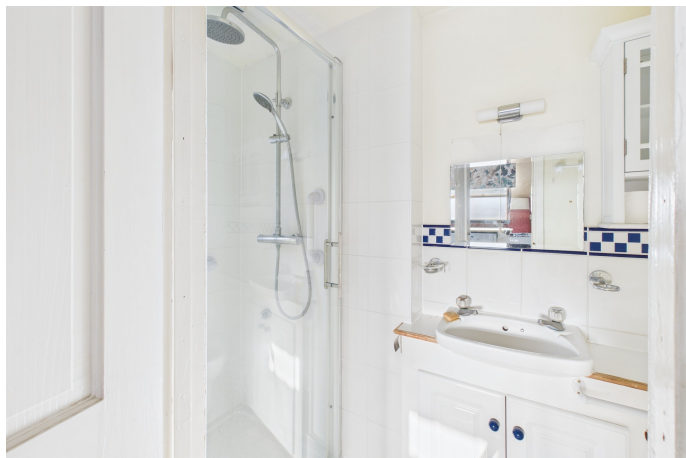
Garage 15'5" x 15'0" (4.70 m x 4.57 m) Detached garage with sliding doors to Emery Road, power and light laid on, window to the garden and twin Velux rooflights.

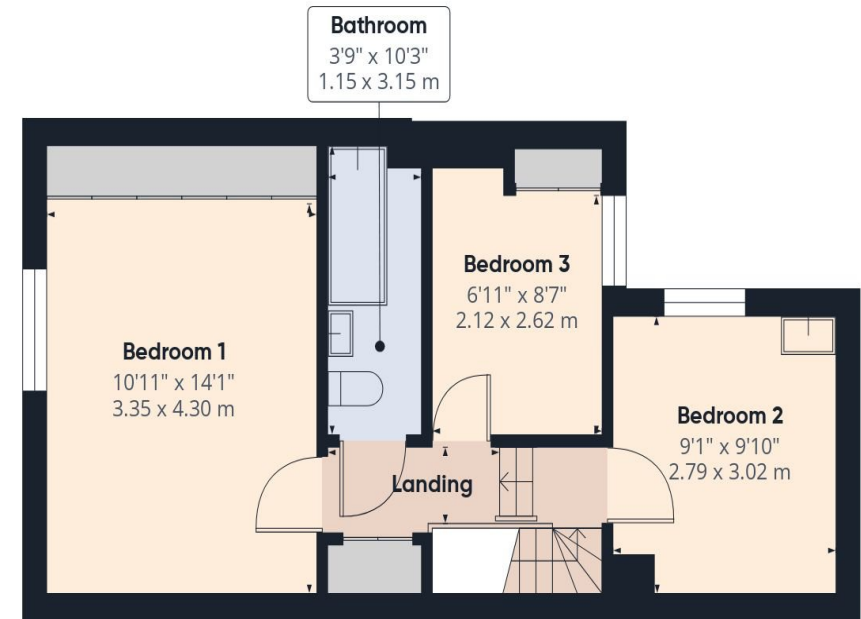
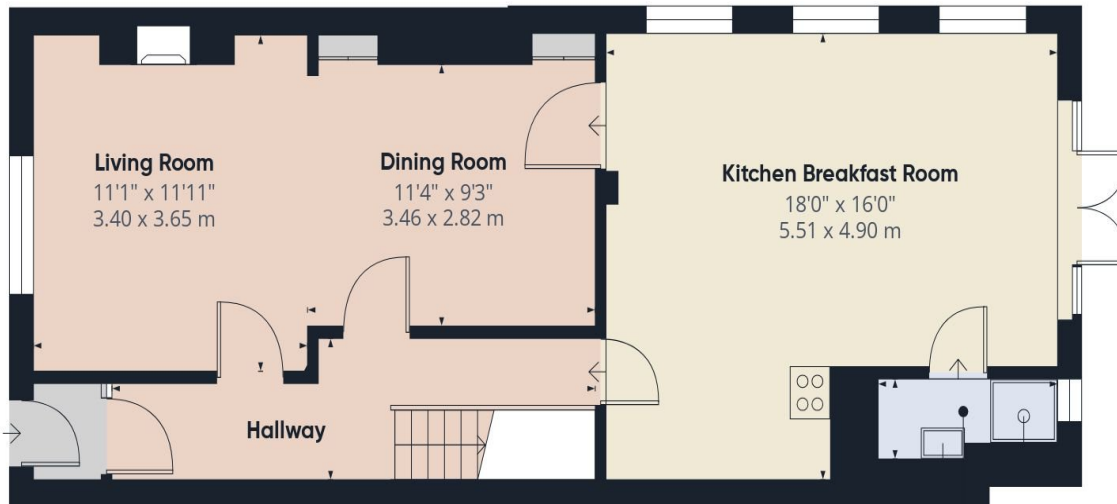
Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



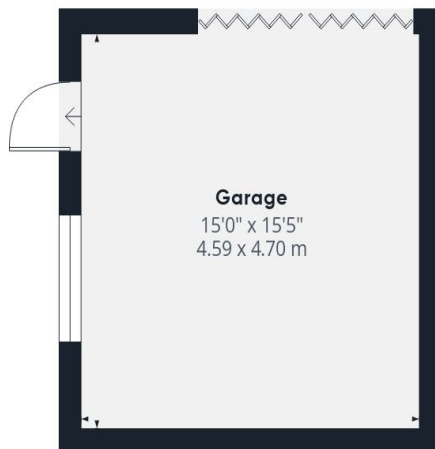




Approximate total area

1038 ft²

96.4 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(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

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