



5 St. Lukes Mews, Cambridge, CB4 3DF  
Guide Price £499,950 Freehold



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**A MUCH IMPROVED 1960'S HOME WITH A STYLISHLY REFITTED BATHROOM AND KITCHEN / BREAKFAST ROOM, A SOUTH-FACING GARDEN AND A GARAGE, AVAILABLE WITH THE BENEFIT OF NO ONWARD CHAIN.**

- Much improved city home
- Private south-facing courtyard garden
- Single garage to the rear
- No onward chain
- Close to the river and city centre
- 2 bedrooms and a first-floor bathroom

No.5 St Luke's Mews is a well-cared for 2 bedroom mid-terraced 1960s house, conveniently positioned in a quiet, near central neighbourhood in the heart of Victoria and located within Searle Street. The property is a short walk to the River and city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises an entrance porch with space for coats and footwear, leading through to a striking kitchen / breakfast room, which has a contemporary range of base and eye-level units, coupled with various integrated appliances, all high-quality Bosch and AEG appliances and included within the sale. There is a breakfast bar and the whole kitchen is finished with solid oak worktops and attractive tiled splashbacks. There is an inner hall with a skylight over, a useful storage cupboard and stairs to the first floor, which have just been fitted with brand-new carpet. The living room is light and airy, benefitting from southerly aspects and with double doors opening on the rear courtyard garden.

Upstairs are two bedrooms, the main bedroom is particularly spacious and includes built-in cupboards. The bathroom has a skylight and is fitted with a stylish modern suite, complemented by attractive tiling, pendant lights and a heated towel rail.

It should further be noted that the property has been fitted with a new high performance insulated roof and roof lanterns in 2019, which are still under guarantee, and a new combination boiler was also installed that year.

Outside, there is plenty of permit parking at the front and an open-plan garden, predominantly paved for ease of maintenance with a pathway to the main entrance. The walled south-facing courtyard is wonderfully private and has a delightful arch. Secure gated access to the rear leads to the single garage.

**Location**

St Luke's Mews forms part of a sought-after and charming residential area close to Alexandra Gardens and only about 1 mile north of the city centre, which can be easily reached on foot or bicycle. Jesus Green and Midsummer Common are close by and there are a good range of local shopping facilities and independent cafés and restaurants both on Victoria Road and Mitcham's Corner.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

**Fixtures and Fittings**

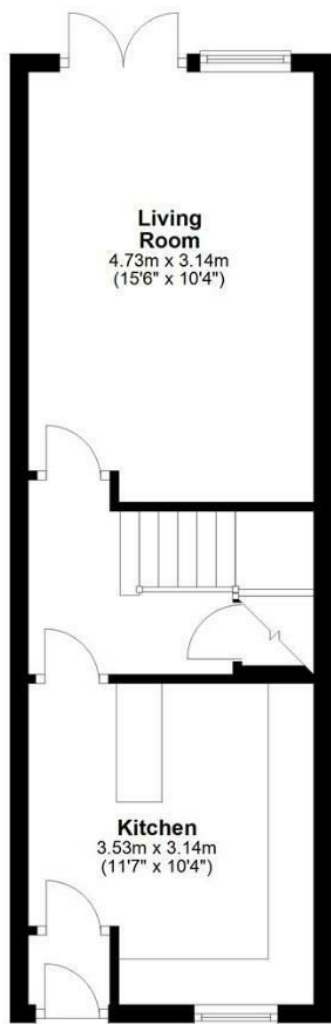
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

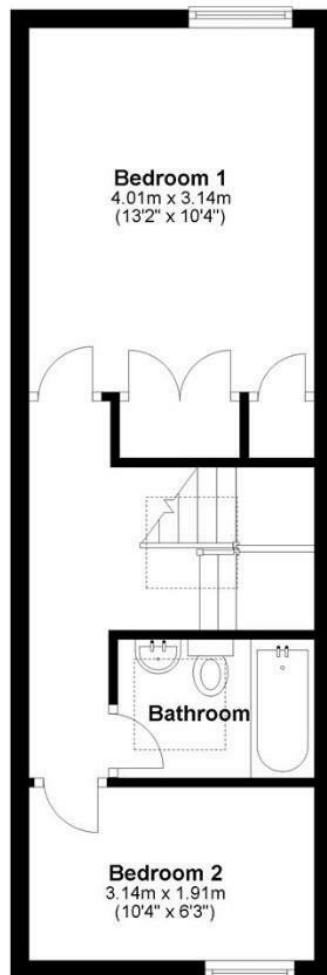
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



### Outbuilding



Approx. gross internal floor area 65 sqm (700 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
(92 plus) A			
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

