



13 John Street, Cambridge, CB1 1DT  
Guide Price £700,000 Freehold



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**A FINE AND BEAUTIFULLY REFURBISHED VICTORIAN HOME WITH PRIVATE WALLED GARDENS LOCATED IN THE HIGHLY REGARDED KITE AREA OF THE CITY.**

- A fine Victorian home in a prime central residential area, moments from the historic centre
- Superbly appointed accommodation extending to 888 Sqft
- Utility room and luxurious first floor bathroom
- Gas fired combination boiler to radiator heating

2 double bedrooms – modern first floor bathroom suite – reception hall – open plan sitting/dining room – well-equipped modern kitchen – utility room – landscaped walled gardens with storage shed

13 John Street is a large, two bedroom Victorian end of terrace house offering fine accommodation and private walled gardens in a central residential area, close to open green spaces, the historic centre and Cambridge Station.

The reception hall leads to a broad and spacious sitting / dining room with attractive engineered wood flooring, an inset wood burning stove and large sash windows with made-to-measure shutters allowing lots of natural light. The kitchen has been greatly improved and is well-equipped providing a range of contemporary units and drawers, a selection of integrated appliances, an inset butler sink and solid wood worktops. From the kitchen, there is access to the rear garden and a utility room providing additional storage, an integrated washing machine and a sink.

The first floor landing leads to a luxurious bathroom suite and two spacious double bedrooms. The master bedroom benefits from bespoke, full-length, built-in wardrobes, a charming period fireplace and bespoke shuttering.

Outside, there is a private and beautifully designed walled garden with a timber storage shed.

Residents permit parking is available.

**Location**

John Street forms part of an established area known as the Kite, a convenient location between the Grafton Centre and the shops of Burleigh Street and Fitzroy Street including Waitrose supermarket. In addition, Parker's Piece, Christs Pieces, Midsummer Common and the river, together with several colleges and University departments are all within walking or cycling distance.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

**Fixtures and Fittings**

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

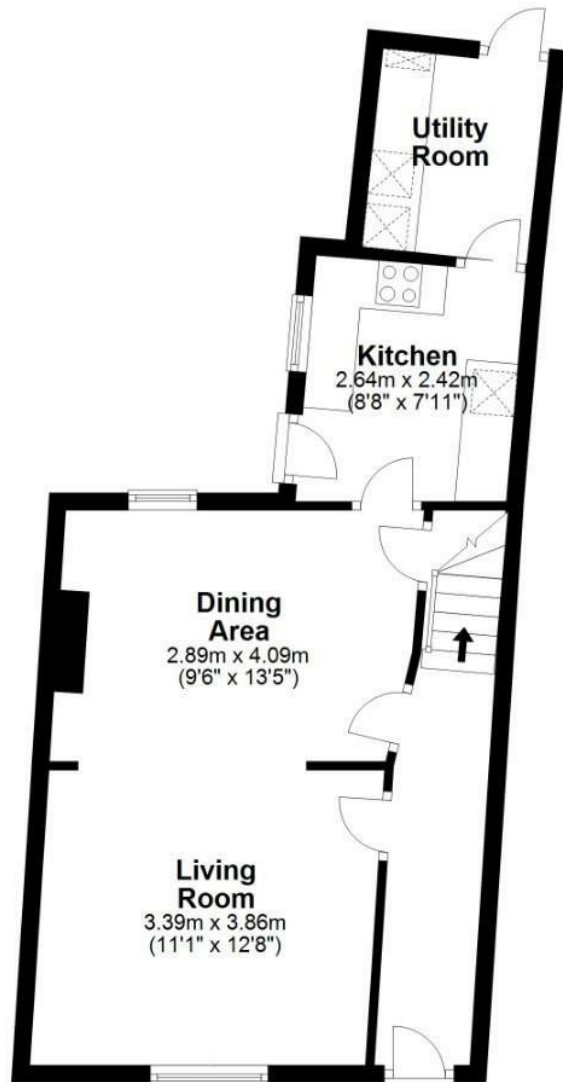
**Viewing**

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



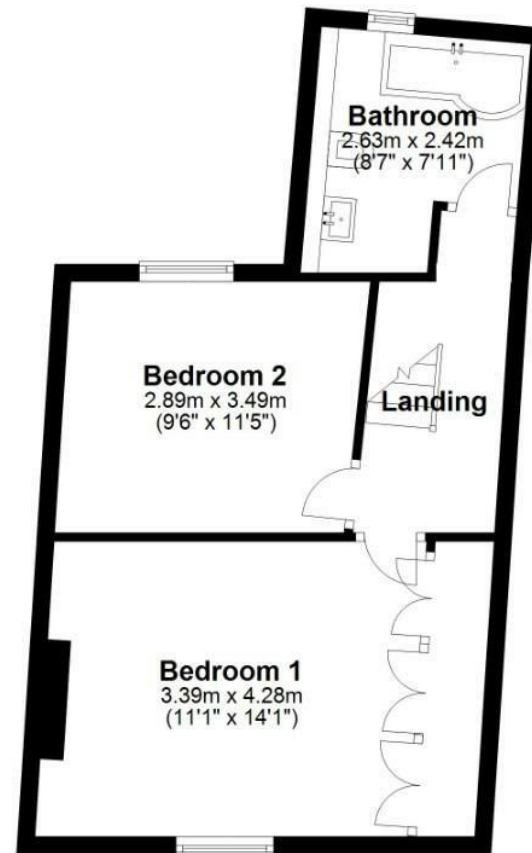
### Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

