



58 Maids Causeway, Cambridge, CB5 8DD
Guide Price £1,350,000 Freehold



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AN ELEGANT AND SUBSTANTIAL, 4 BEDROOM VICTORIAN RESIDENCE OF 2150 SQFT / 200 SQM, ENJOYING A PROMINANT POSITION IN THE KITE CONSERVATION AREA AND A SOUTH-FACING GARDEN, AVAILABLE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Elegant Victorian townhouse
- Residents permit parking
- South-facing rear garden
- No onward chain
- Close to Midsummer Common and the River Cam
- 4 double bedrooms and a separate study

No.58 Maids Causeway is a stylish period townhouse dating back to 1845, arranged over 4 floors and boasting 200 sqm / 2150 sqft of spacious and versatile accommodation. Over the past 6 months, the property has been subject to a substantial improvement programme, which includes secondary glazing to the front of the property, new carpets to the hallway and stairs, updated kitchens and bathrooms and damp treatment.

The property is entered via a solid timber door with a fanlight over, leading to a generous entrance hall with stairs to the first floor and retaining decorative archway and corbels. There is a large bay-fronted sitting room, benefitting from a dual aspect with plenty of built-in shelving and cabinetry. In addition, there is an elegant feature fireplace, contrasted with an attractive surround. Stairs from the entrance hall lead down a separate kitchen and dining room, the dining area with a bay window, built-in storage and a delightful walk-in pantry including a number of fitted units. The kitchen has a comprehensive range of units, finished with solid ash worktops and a new ceramic inset sink. Integrated appliances include a SMEG double-width oven and ATAG 6-ring gas hob with an extractor over, as well as a new integrated dishwasher. Completing the ground floor accommodation is a laundry room with additional units and a cloakroom W.C.

The bedrooms are split over 2 floors, the first housing 2 double bedrooms, a study and a refitted shower room, complemented by attractive tiling and a heated towel rail. On the second floor are 2 further bedrooms, one including built-in cupboards and a wash hand basin. Finally, there is a bathroom which has been fitted with a classical white suite.

Outside, the property enjoys an elevated position, set behind iron railings with steps leading down to the lower ground floor and entrance door and to the upper ground floor via the main entrance hall. Of particular note is the property's established south-facing rear garden, which measures around 49ft x 20ft. There is a paved terrace, very well suited to alfresco dining. The remainder is principally shingled and stocked with a variety of flower beds, shrubs and trees, the whole is enclosed by fencing and brick walling.

The property is available with the advantage of no onward chain.

Location

Local shopping 150 yards, city centre (Market Square) 0.5 miles, railway station 1.25 miles (Liverpool Street from 60 minutes, King's Cross from 49 minutes). Maids Causeway is a convenient, sought-after central location close to Midsummer Common within easy walking distance of the excellent local shopping facilities in Burleigh Street, the Grafton Centre and the Vue cinema complex and also within easy walking distance to the Market Square.

Tenure

Freehold

Services

All mains services connected

Statutory Authorities

Cambridge City Council
Council Tax Band - G

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







Approx. gross internal floor area 200 sqm (2150 sqft)

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

	56	77
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.



