



31 Albert Street, Cambridge, CB4 3BE
Guide Price £550,000 Freehold



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**A SYMPATHETICALLY IMPROVED VICTORIAN HOUSE ON ALBERT STREET,
PROVIDING CHARMING ACCOMMODATION WITH A WEST-FACING GARDEN AND
MODERN, SELF-CONTAINED HOME STUDIO.**

- Charming period cottage with landscaped gardens off Chesterton Road, opposite Jesus Green
- Modern, fully insulated garden studio with shower room and wi-fi connection
- West-facing gardens
- Yards from well-served Mitcham's Corner
- Catchment area for outstanding schools for all ages
- EPC - D / 63

This pretty, two-bedroom, mid-terrace house is located along an endearing lane opposite Jesus Green, a short walk to the historic city centre and a wide range of independent shops, cafés, riverside restaurants and bars.

The property has been greatly enhanced in recent years by sympathetic interior improvements, outside landscaping, and a newly constructed modern garden studio, ideal for home working and guest overflow.

The accommodation comprises a charming and characterful sitting room with sash windows, handmade book shelving, attractive wood flooring and painted wood panelling. The open, cast iron fireplace with tile sliders and a stone hearth, is fully operational and we understand that the chimney has been relined and is guaranteed for the next 23 years. The kitchen/dining room is open plan and enjoys lots of natural light and views of the garden. There is a range of units and drawers, working surfaces with inset ceramic sink, space for appliances, wall-mounted gas-fired boiler, attractive tiled floors and bespoke storage for overcoats and shoes. An inner lobby leads to the rear garden.

Upstairs, there is a bathroom suite and two bedrooms. Bedroom one is a comfortable double bedroom with built-in wardrobes. Bedroom two offers a useful study area overlooking the garden.

Outside, the rear garden has been beautifully designed and incorporates ample secure storage including a woodshed. A high-quality modern studio has been recently added to provide additional space.

Location

Albert Street is a quiet, yet central residential area, conveniently set just off the Chesterton Road opposite Jesus Green and the River Cam, less than a mile away from Cambridge City centre.

The area of Mitcham's Corner has a variety of independent shops, cafes, pubs, a Co-op and even a yoga studio whilst being within easy reach of the larger commercial amenities. It is a very convenient area for work and socialising, as well as being the perfect spot to get away from the hustle and bustle of city life.

The property itself is pleasantly positioned on south-western side of the street and has plenty of permit parking available.

Transport links are excellent with regular bus services and cycle routes to the city centre. Both Cambridge and Cambridge North Railway Stations are just a couple of miles away from the property.

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.

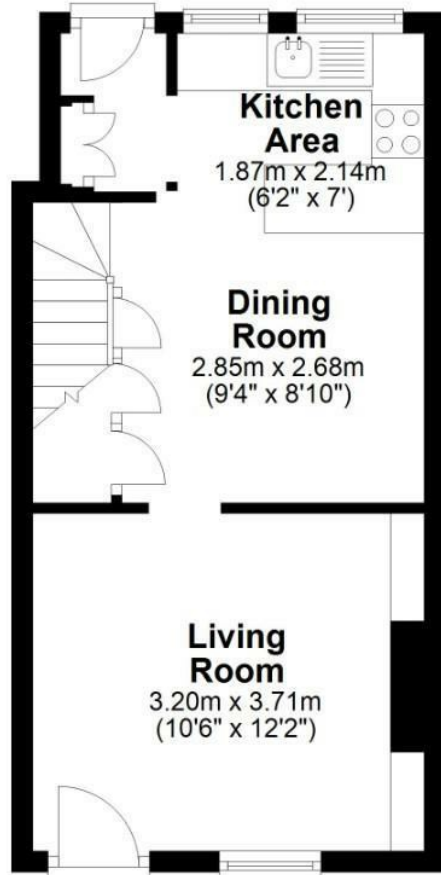
Viewing

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



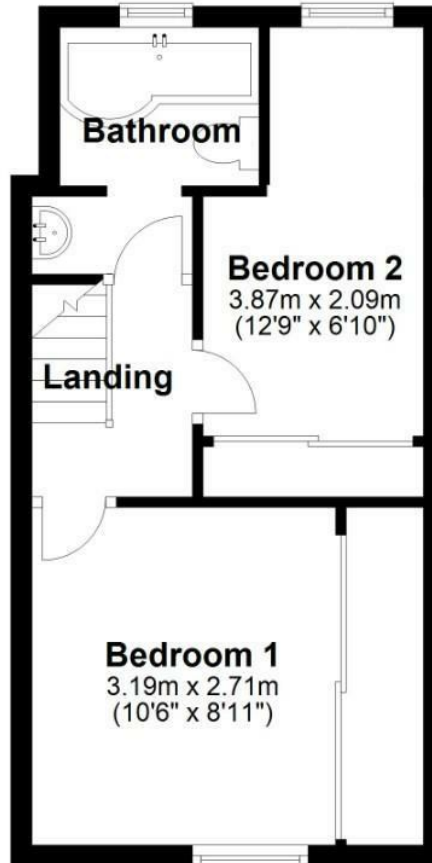
Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



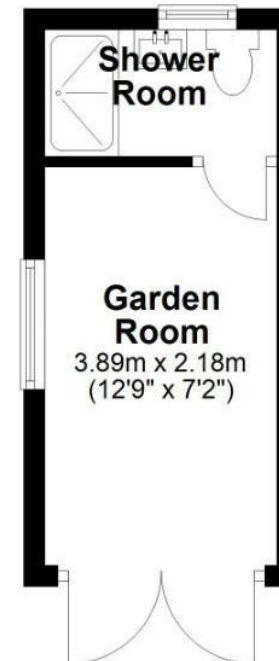
First Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

