



14 Trafalgar Street, Cambridge, CB4 1ET
Guide Price £695,000 Freehold



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**A CHARACTERFUL AND EXTENDED VICTORIAN HOUSE OF 1341 SQFT / 124 SQM,
ENJOYING A PEACEFUL POSITION IN WEST CHESTERTON, JUST NORTH OF THE
RIVER.**

- Period Victorian home of 1341 sqft / 124 sqm
- Close to the river and city centre
- West-facing courtyard garden
- Excellent local schooling
- 4 bedrooms and 2 bathrooms
- EPC - D / 61

This charming period home enjoys a superb position just north of the river, within easy reach of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. The property offers versatility to suit individual purchasers needs and also comes with the benefit of a private west-facing garden and double glazing with some secondary on the original sash windows.

On the ground floor is a living room with a stained glass sash window and a feature fireplace, finished with original wood flooring, which continues through to a dining room with built-in storage and a door to a useful garden room. The kitchen has been fitted with a range of base and eye-level units; integrated appliances include a dishwasher, fridge, oven and electric hob with an extractor over. Double doors from the kitchen lead to a useful storage area, which also has a door to the garden. Completing the ground floor accommodation is a refitted wet room and a separate cloakroom W.C. A second stained glass window can be found in the stairwell.

Upstairs are three double bedrooms; bedrooms 1 and 4 are interconnecting and the master bedroom includes an ensuite and W.C. The landing provides access to the loft.

Outside, there is permit parking and a fully enclosed part-walled, west-facing courtyard garden with gated side access and a range of small trees/shrubs, potential for off street parking spaces.

Location

Trafalgar Street is located just off Chesterton Road and close to Mitcham's Corner with its excellent local facilities including independent shops, pubs, restaurants and cafés. There is a Co-op supermarket nearby. The city centre, Grafton Centre, Midsummer Common and the river are all close by.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

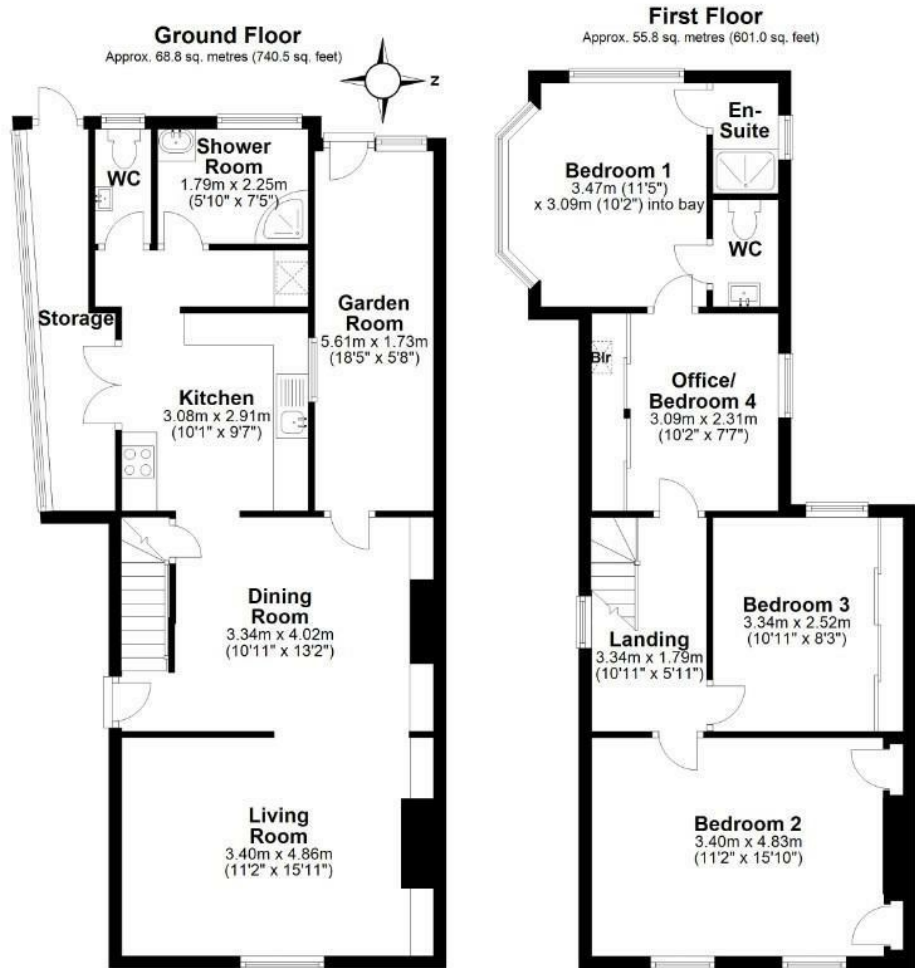
Fixtures and Fittings

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.





Total area: approx. 124.6 sq. metres (1341.5 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	61	
(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.

