



1A Gwydir Street, Cambridge, CB1 2LG
Guide Price £750,000 Freehold



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A BRIGHT AND BEAUTIFULLY RENOVATED VICTORIAN HOME OF 1300 SQFT / 120 SQM, OFFERING A WEALTH OF HISTORY AND ENJOYING A QUIET, NEAR CENTRAL CITY LOCATION, CLOSE TO THE STATION AND AVAILABLE WITH NO CHAIN.

- Unique and beautifully renovated Victorian home of 1300 sqft / 120 sqm
- South-facing courtyard garden
- Quiet, near central city location 0.7m from Cambridge Station
- Gas-fired central heating and double-glazed throughout
- No onward chain
- 3 bedrooms, 2.5 bathrooms, 2 reception rooms

This versatile and beautifully presented house dates back to 1870 and was formerly the sister pub to The Alexandra Arms. Situated on the corner of Norfolk Street and with a private south-facing courtyard garden, this unique property is well-situated for a wide range of local amenities including a dental practice, Hot Numbers Coffee, The Cambridge Blue, Norfolk Street Bakery, and Cambridge Station which is just 0.7 miles from the house.

Upon entering the property, there is a welcoming entrance with access to a cloakroom W.C. and steps leading up to a well-appointed kitchen/breakfast room, which has been fitted with a stylish range of units; integrated appliances include a fridge/freezer, washer/dryer, dishwasher, oven and an electric hob with an extractor over. Stairs from the kitchen lead down to an impressive dining room, featuring a custom-built bar area with fitted understairs cupboards, and an integrated drinks fridge. The principal bedroom is located on the lower ground floor, has an ensuite shower room and comprehensive built-in storage. Another set of stairs leads up to a bright and spacious living room, benefitting from a triple aspect with views over a south-facing courtyard garden.

On the first-floor are the remaining two double bedrooms and a bright modern bathroom with a delightful roll-top bath and a corner shower.

Outside, a secure side gate leads to an enclosed, low-maintenance south-facing courtyard garden, well suited to alfresco dining. Finally, there is a spacious and secure bike store, located adjacent to the side gate.

Location

Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between East Road and Mill Road, around half a mile east 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 is a 15 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding' respectively.

Tenure

Freehold

Services

All mains services connected

Statutory Authorities

Cambridge City Council
Council Tax Band – E

Fixtures & Fittings

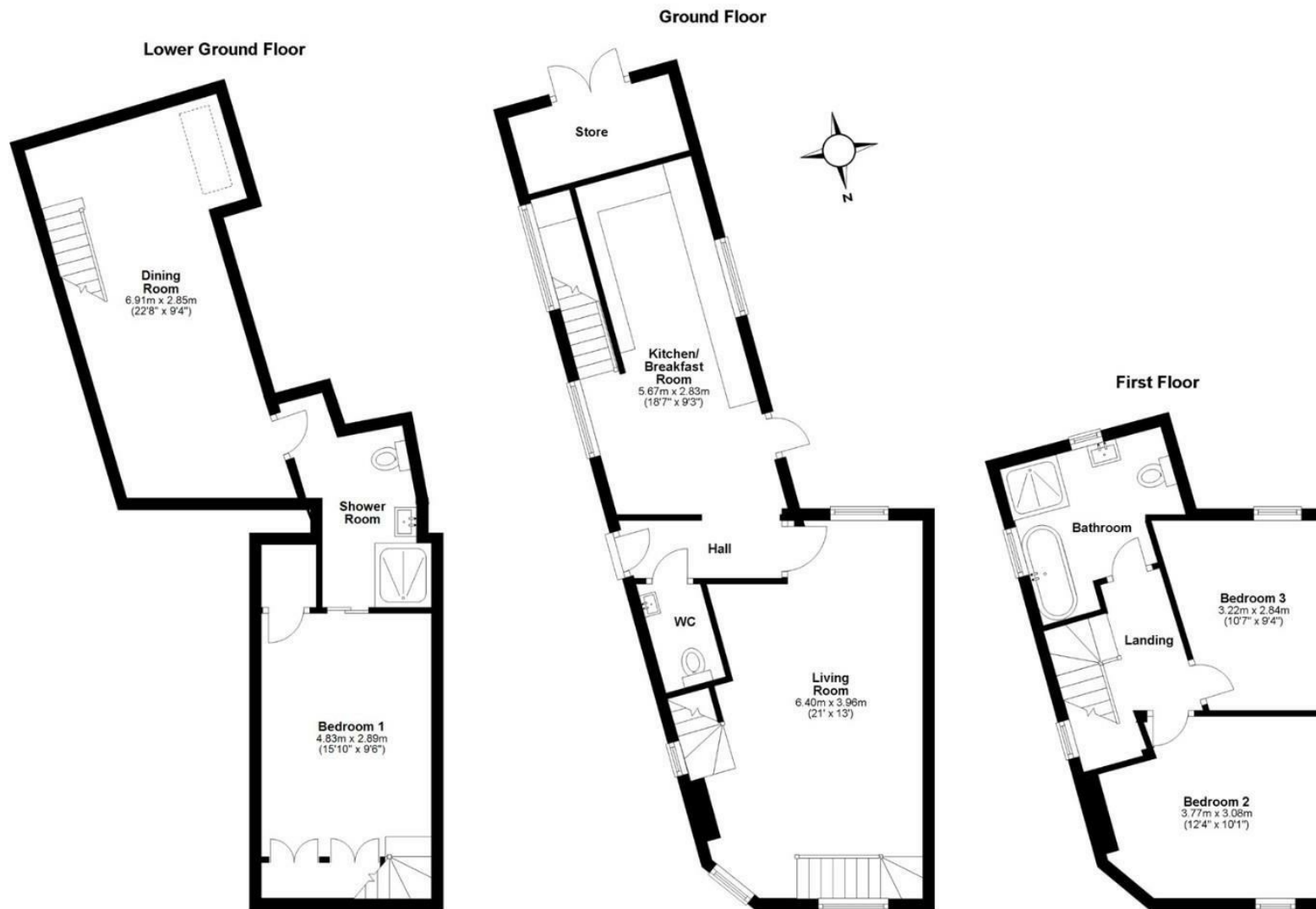
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewings

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







Approx. gross internal floor area 120 sqm (1300 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	79	89
	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.



