



35 Kingston Street, Cambridge, CB1 2NU
Guide Price £485,000 Freehold



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01223 323130

A BRIGHT AND WELL-PROPORTIONED VICTORIAN HOUSE WITH A WEST-FACING COURTYARD, RETAINING VARIOUS PERIOD FEATURES AND ENJOYING A CONVENIENT POSITION IN THE HEART OF PETERSFIELD, AVAILABLE WITH NO ONWARD CHAIN

- 2 bedrooms, 1.5 bathrooms, and a useful loft room
- West-facing garden
- No onward chain
- Scope to extend (STPP)
- Close to Cambridge Station and Mill Road
- Vibrant and friendly community
- EPC - E / 50

No.35 Kingston Street is a bright and well-proportioned Victorian home of around 900 sqft / 84 sqm, enjoying an exciting position in the heart of Petersfield, a short walk from the mainline railway station. The property is gas central heated and double-glazed throughout, benefits from no onward chain, and also has a delightful west-facing courtyard garden.

The accommodation comprises a bright sitting room with built-in shelving and benefitting from the morning sun. The dining room also has built-in shelving, storage, and a feature fireplace, contrasted by attractive tiled inserts. The kitchen/breakfast room has been fitted with a comprehensive range of units and finished with solid wood worktops; integrated appliances include an oven and 5-ring gas hob with an extractor over. French doors from the dining room open onto the private garden. Completing the ground floor accommodation is a cloakroom W.C and separate entrance hall with stairs to the first floor.

Upstairs are two double bedrooms and a bathroom, which has been fitted with a white suite including a separate bath and shower. On the second floor is a very useful loft room with plenty of eaves storage, carpeted throughout and offering versatility to suit individual purchaser's needs.

Outside, there is residents permit parking available and pay-and-display at the Mill Road end of the street. There is a beautifully walled, west-facing garden with mature planting, paved areas and a greenhouse. The garden does offer scope to extend on from the kitchen, subject to the necessary consents.

Being end of chain, attractively priced, and offering great scope for any buyer to create their ideal home, this property demands an early viewing.

Agent's Note

Please note, the property is located adjacent to the renowned Kingston Arms pub. We advise buyers to seek mortgage advice before arranging a physical viewing.

Location

Kingston Street is a particularly desirable neighbourhood in the highly regarded Petersfield area. It is conveniently situated between Hooper Street 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 10 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.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

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

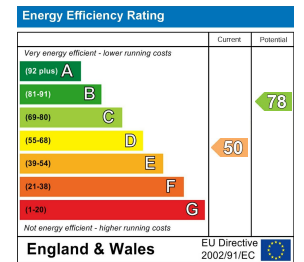
Viewing

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





Approx. gross internal floor area 84 sqm (900 sqft) excluding Loft Room



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.

