



14 Kingston Street, Cambridge, CB1 2NU
Guide Price £650,000 Freehold



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AN EXTENDED THREE BEDROOM VICTORIAN HOUSE PROVIDING CHARMING ACCOMMODATION OVER THREE FLOORS AND A DELIGHTFUL REAR GARDEN ON KINGSTON STREET.

- 1011 sqft / 94 sqm
- 3 bed, 2 recep, 1 bath
- Victorian
- Gas central heating to radiators
- Council tax band – C
- End of terrace
- 121 sqm / 0.03 acre
- Residents permit parking
- EPC – D / 59

14 Kingston Street is a Victorian, end-of-terrace house located in a desirable road in Petersfield, just off Mill Road and a short walk to Cambridge Station. This fine period home has been sympathetically extended and improved and provides elegant accommodation with original period features and a high degree of natural light, over three floors.

The entrance hall leads to a charming dual aspect sitting/dining room with exposed floorboards, two attractive period fireplaces, original storage cabinetry and recess book shelving. The kitchen has been refurbished to a classic style and extended to create a bright and airy breakfast area. There is a matching range of storage cabinets and drawers, solid wood worktops, inset sink, gas hob with extractor hood above, electric oven, space and plumbing for freestanding appliances and a practical tiled floor. There is access to and complete views of the garden from the breakfast area.

Upstairs, the first-floor landing leads to the principal bedroom with sash windows, exposed floorboards and period fireplace, a second double bedroom and a large bathroom suite. A staircase leads to the second-floor double bedroom.

Outside, there is a private and delightful rear garden with pedestrian side access. This tranquil outdoor space provides a wrap-around paved terrace with timber storage unit, lawn and colourful, well-stocked flower beds and mature trees providing screening.

Location

Kingston Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. 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 both of which are Ofsted rated as 'outstanding'.

Tenure

Freehold

Services

Mains services connected: mains gas, mains electricity, mains water, mains drainage.

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.

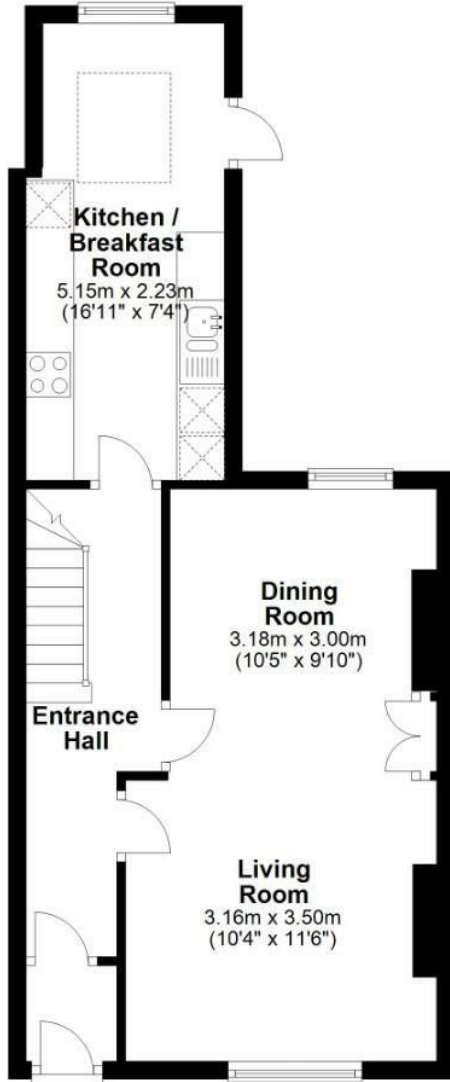
Viewing

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



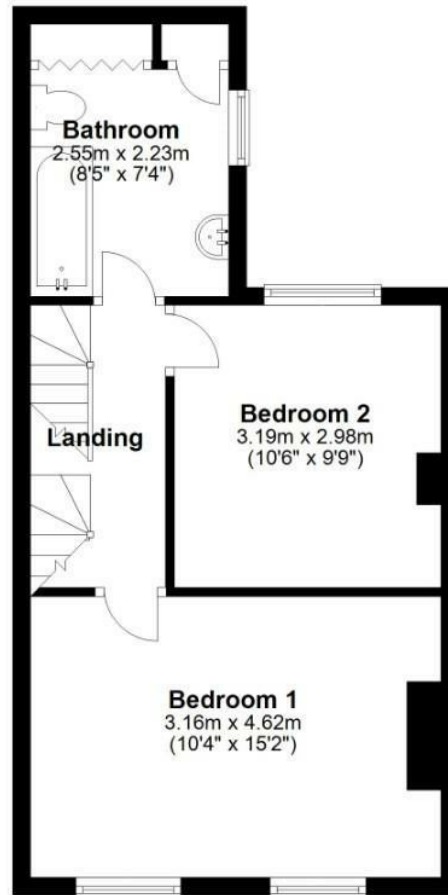
Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



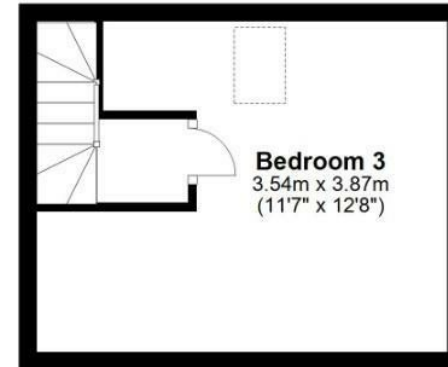
First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Second Floor

Approx. 16.5 sq. metres (177.5 sq. feet)



Total area: approx. 94.0 sq. metres (1011.7 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		
(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	59
EU Directive 2002/91/EC			

