



32 Eden Street, Cambridge, CB1 1EL
Guide Price £700,000 Freehold



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A BEAUTIFULLY PRESENTED, GRADE II LISTED TWO BEDROOM, MID TERRACED VICTORIAN TOWN HOUSE WITH A WEST-FACING GARDEN AND SECURE OFF ROAD PARKING IN THIS SOUGHT-AFTER CENTRAL LOCATION.

- Victorian terraced townhouse
- 2 bed, 1 bathroom
- Sitting room with French doors
- Gas-fired radiator heating
- Council Tax Band - D
- Extending to about 760 sqft
- Dining room
- Enclosed west-facing garden with parking
- EPC - C / 71

32 Eden Street is an attractive well presented Grade II listed mid-terrace cottage of brick elevations under a slate roof. It is in 'The Kite' conservation area close to the city centre. The house is offered with no onward chain.

There is a small enclosed front garden and a front door leading to an attractive reception room with a wood burner and wood flooring. The well-fitted kitchen features paint finished shaker style units with fitted appliances. The return worksurface opens onto to main sitting room. The stairs lead to the first floor. The spacious sitting room has wood flooring and attractive French doors to the garden.

On the first floor are two good bedrooms and the bathroom.

The walled rear garden has a terrace area and a gravel parking space with double gates opening onto Eden Street backway.

Location

Eden Street which forms part of a conservation area is a well situated no-through road lying close to the Grafton Centre and Parker's Piece and is within cycling or walking distance of the city centre and many of the other facilities offered by the University. There is a good range of local shopping in the immediate area with open spaces to Parker's Piece, Christ's Pieces and Midsummer Common nearby.

Agent's Note

The current tenants vacate at the end of August 2024.

Services

Main services connected include: water, electricity, gas and mains drainage. The property has gas-fired radiator heating.

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.

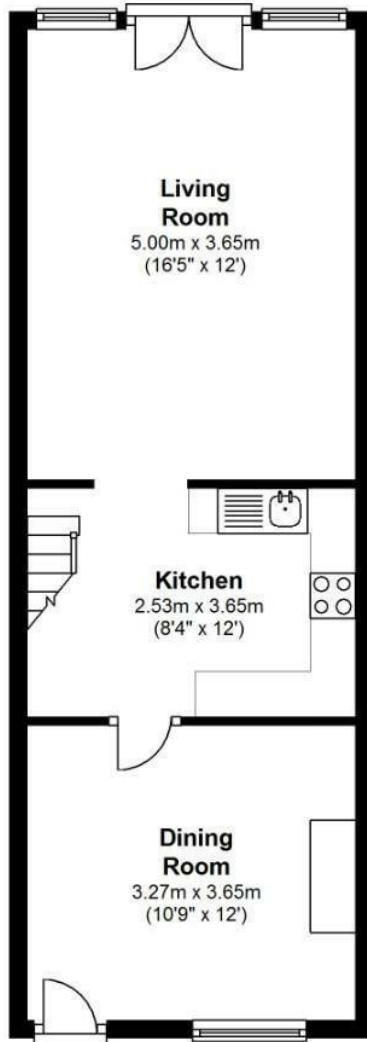
Viewing

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



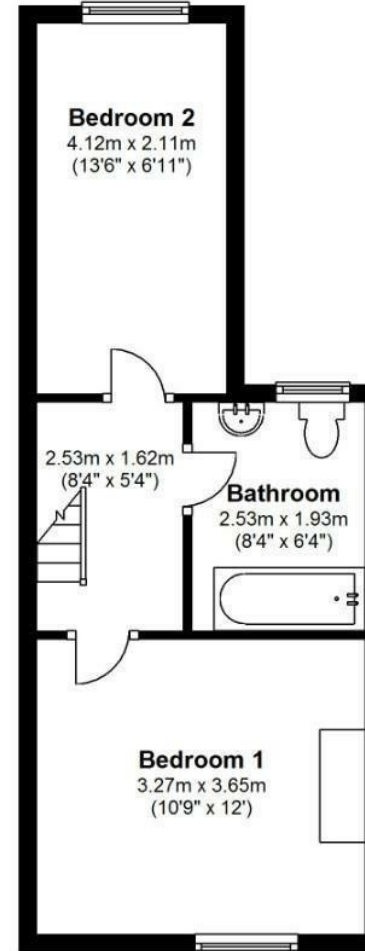
Ground Floor

Approx. 40.1 sq. metres (432.2 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		71	
(69-80) C			
(55-68) D			
(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.

