



6 Elm Street, Cambridge, CB1 1EJ  
Guide Price £550,000 Freehold



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**A CHARACTERFUL VICTORIAN COTTAGE WITH DRIVEWAY PARKING AND A PRIVATE GARDEN, ENJOYING AN ENVIABLE POSITION IN THE HEART OF THE KITE AND OFFERED FOR SALE WITH THE ADVANTAGE OF NO ONWARD CHAIN.**

- Characterful Victorian cottage
- 525 sqft / 49 sqm
- 0.0 acres
- Highly sought-after Kite area
- Council tax band - D
- 2 beds, 1 bath, 1 recept
- Driveway parking
- Gas-fired heating to radiators
- EPC - D / 66
- No onward chain, scope to extend (STPP)

This Victorian cottage dates back to 1865 and enjoys a quiet, convenient position in The Kite, a prestigious and highly sought after area of this historic city. The property has been owned for over 20 years and is vacant with no chain.

The accommodation briefly comprises a bright open-plan living / dining room, which benefits from a dual aspect and has an attractive wood burning stove. The kitchen has been fitted with a range of matching units and includes various freestanding and integrated appliances. A side door leads to the private rear garden.

A spiral staircase leads to the first floor where there are two bedrooms and a bathroom which has been fitted with a modern white suite. The house does offer scope to extend, subject to the necessary consents.

Outside to the front of the property is a shingle driveway providing off road parking for up to two vehicles. The rear garden has been predominantly paved for ease of maintenance and is bordered with a variety of stocked beds. There is also a brick-built store and secure gated rear access.

**Agent's Note**

Planning permission was obtained in 2015 for a new two storey rear extension, and a single storey extension to existing outhouse. Planning for this has since lapsed.

**Location**

6 Elm Street is a charming mid terrace Victorian townhouse in this wonderful location close to Christs Pieces and all the amenities of Cambridge City centre. This quiet street runs between Clarendon Street and Emmanuel Road and forms part of the highly regarded central residential location close to the Grafton Centre, Parkers Piece and Midsummer Common. The street is within a conservation area and the city centre and many facilities offered by the University are within walking distance.

**Services**

All mains services connected

**Tenure**

Freehold

**Statutory Authorities**

Cambridge City Council

**Fixtures and Fittings**

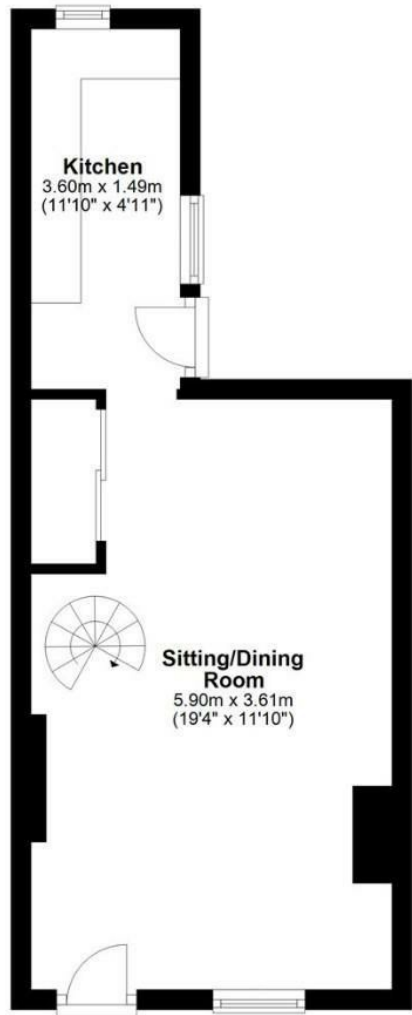
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

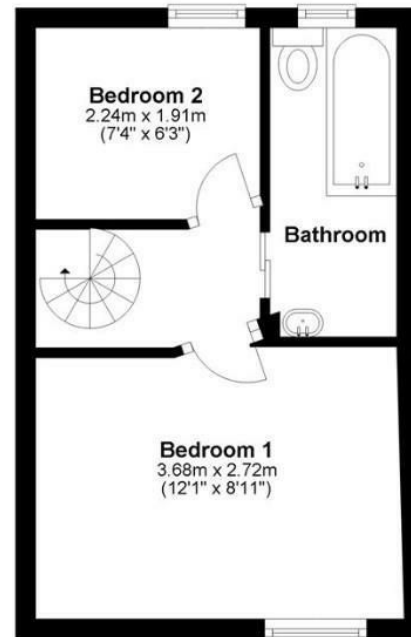
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



### Ground Floor



### First Floor



Approx. gross internal floor area 49 sqm (525 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		66
(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.

