



15 Perowne Street, Cambridge, CB1 2AY
Guide Price £650,000 Freehold



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AN ARCHITECT-DESIGNED HOME WITH A WEST-FACING GARDEN & APPROVED PLANNING PERMISSION FOR A LOFT & SINGLE-STOREY SIDE/REAR EXTENSION, SITUATED ON A NO-THROUGH ROAD IN THE HEART OF PETERSFIELD.

- Prime city location (no through road)
- Victorian, mid-terraced house
- 80 sqm / 0.02 acre
- Permit parking
- EPC - D / 67
- 804 sqft / 74 sqm
- 2 bedroom, 2 reception room and 1 bathroom
- Gas-fired heating to radiators
- Renovated and refurbished
- Council tax band - D

No.15 Perowne Street represents an exciting opportunity to acquire a much-improved, architect-designed family home with planning permission acquired. The period house enjoys a quiet location on a no-through-road within striking distance of the city centre, Cambridge Station and a number of Ofsted rated 'Outstanding' schools.

The property is entered via a bespoke solid timber door with an attractive handgilded fanlight over, with doors to both reception rooms and stairs leading to the first-floor. There is a bright living area with built-in shelving, storage and a feature fireplace, finished with original wood flooring continuing through to a dining area, which benefits from the afternoon sun. Completing the ground floor accommodation is a contemporary bespoke kitchen, fitted with a range of base and eye-level units, including space and plumbing for various appliances. The room has a dual aspect and a set of high-performing aluminium sliding doors to the rear garden.

Upstairs are two good-sized bedrooms, both finished with original wood flooring and including built-in shelving/storage. The bathroom has been fitted with a modern white suite with a shower over the bath, complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside, there is permit parking available and visitors parking on nearby Emery Street. The west-facing garden measures 53'6" x 14' and offers a superb degree of privacy. There is a terrace, well suited to alfresco dining and a useful storage shed located at the foot of the garden. The remainder of the garden is artificially turfed with a number of shrubs and trees, the northern boundary has been re-fenced and the southern boundary has a low wall with additional fencing. Ornate gates with an arched rose trellis above, provide a pedestrian access back to the front of the property via Emery Road.

Location

Agent's Note

The owners have acquired planning permission for a single-story side/rear extension and roof extension incorporating rear dormers REF: 20/0003/FUL. Part of these plans have commenced, meaning there is consequently no closure date for completion of the work.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

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.

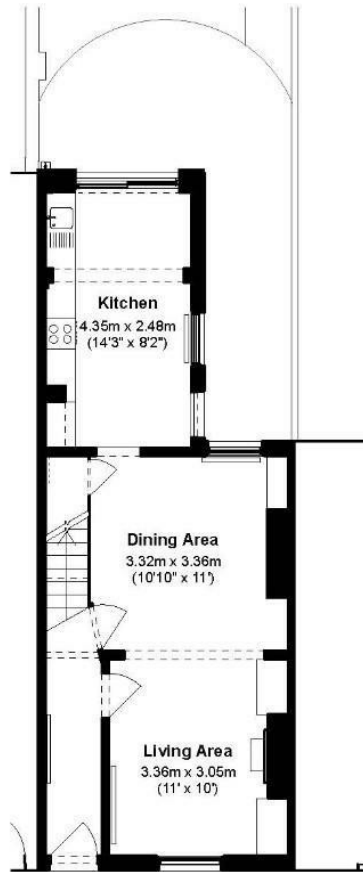
Viewing

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

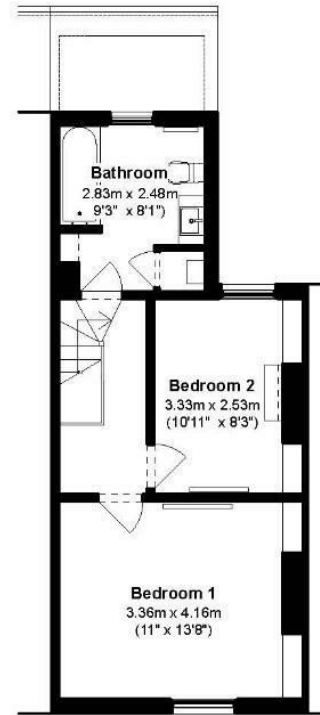




Ground floor
Approx. 39sq metres (419 sq. feet)



First floor
Approx. 35.7sq metres (384.2 sq. feet)



Total area: approx. 74.7 sq. metres (804 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.



