



27 Earl Street, Cambridge, CB1 1JR
Guide Price £675,000 Freehold

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A FINE AND IMPRESSIVE TWO-BEDROOM VICTORIAN HOUSE PROVIDING EXTENDED ACCOMMODATION AND A SOUTH-FACING COURTYARD GARDEN IN A PRIME RESIDENTIAL LOCATION, YARDS FROM CHRIST'S PIECES AND THE CITY CENTRE.

- 903 sqft / 83 sqm
- 2 double beds, 2 reception areas, 1.5 bath
- South-facing walled rear garden
- Residents' permit parking
- EPC – C / 74
- Victorian mid-terrace house
- Open plan ground floor living
- Plot size - 80 sqm / 0.02 acre
- Gas-fired heating to radiators
- Council tax band - E

27 Earl Street is an early Victorian terrace house, which has been extended, altered and refurbished to an excellent standard. The property offers an expansive open plan living space on the ground floor level and a high degree of natural light throughout both floors.

Upon entering the property, a large social reception space comprises three areas, which include a generous dining area with a sash window and feature open staircase. A useful cloak cupboard and WC are accessed from this area. A refitted and well-equipped central kitchen provides an extensive range of low-level units and drawers with matching eye-level cabinetry, a range of integrated appliances including a freestanding washing machine and space for a fridge-freezer. A rear sitting area benefits from a large roof lantern and tri-folding doors providing access to and complete views of the rear garden.

Upstairs, a landing area leads to two spacious double bedrooms and an impressive four-piece suite shower room. An extended loft hatch with pull-down ladder leads to a fully insulated and light loft/hobby room.

Outside, there is a private walled rear garden, which has been beautifully landscaped and provides a high degree of privacy. Access to the garden is from the house.

This fine Victorian home in central Cambridge is being offered for sale with no onward chain.

Location

Earl Street, which forms part of a conservation area, is conveniently located in a quiet residential area lying close to Parker's Piece, Christ's Pieces and equidistant from both the Grand Arcade and Grafton Centre.

There are a good range of eateries, pubs and local shopping facilities in the immediate area, as well as plenty of open spaces nearby. Cambridge's historic city centre is a short stroll away and provides a combination of ancient and modern buildings, colleges, winding lanes and extensive shopping facilities.

Schooling is available at St Matthew's Primary with secondary provision at Parkside Community College, Ofsted rated as 'good' and 'outstanding' respectively.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

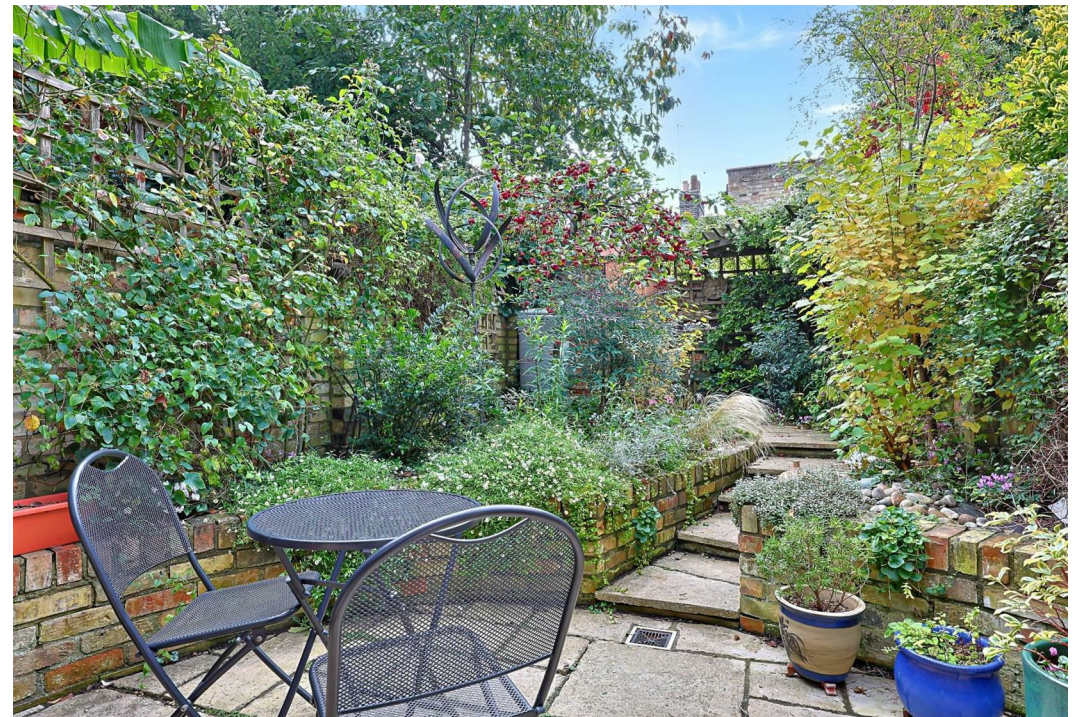
Council Tax Band - E

Fixtures and Fittings

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

Viewing

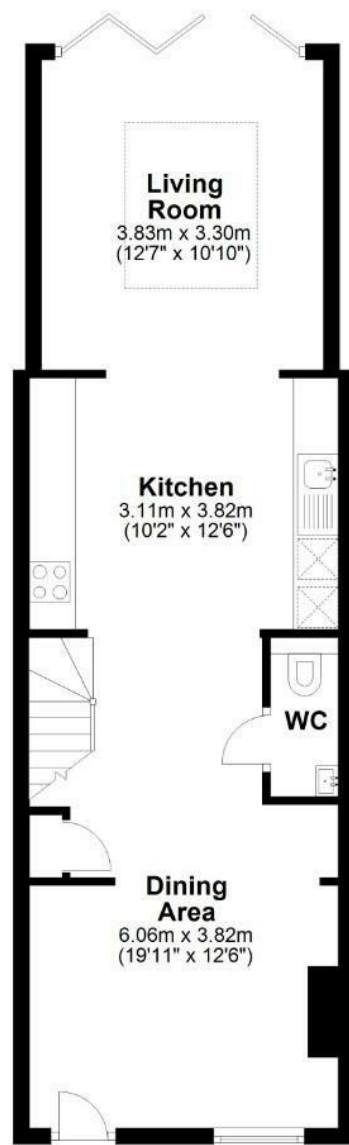
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Total area: approx. 83.9 sq. metres (903.3 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		90
(81-91) B		
(69-80) C	74	
(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.



