



40. Kingston Street, Cambridge, CB1 2NU
Guide Price £545,000 Freehold



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A CHARMING END-OF-TERRACE HOME WITH A BASEMENT STUDY AND PRIVATE GARDEN, ENJOYING A SUPERBLY CONVENIENT POSITION IN THE PETERSFIELD WARDS, WITHIN STRIKING DISTANCE OF CAMBRIDGE STATION.

- 775 sqft / 73 sqm
- 2 bed, 3 recep, 1 bath
- Permit parking
- 1896
- Council tax band – D
- End-of-terraced house
- 121 sqm / 0.03 acre
- Gas-fired heating to radiators
- EPC – E / 51

This characterful Victorian end-of-terrace house enjoys a near central city position in the highly regarded Petersfield wards. The property has been very well cared for by its owner; boasting a much loved garden and versatility of accommodation, including a converted basement study.

The property is entered via a solid timber door with an attractive stained glass fanlight above. The living room has a feature fireplace, contrasted by attractive tiled inserts, built-in shelving and storage. The room is finished with original wood flooring, which continues through to an adjoining dining room, also with a feature fireplace and stairs leading to the first-floor. The kitchen has been fitted with a range of units and has space/plumbing for various appliances. There is a range-style oven with extractor over, which is included within the sale and a wall-mounted Vaillant condensing combination boiler. Completing the ground floor accommodation is a bright double-glazed conservatory with doors to the rear garden and to the front of the property via a private side access. Stairs from the dining area lead down to the basement, which currently serves as a study and storage room, with a window to the rear aspect of the property.

Upstairs are two bedrooms, the principal bedroom is particularly spacious, includes built-in cupboards and a feature fireplace. The first-floor bathroom has been fitted with a modern white suite and includes a shower over the bath.

Outside, the rear garden measures around 42ft x 17ft and is wonderfully tranquil. The garden is mainly paved for ease of maintenance and stocked with a variety of established trees and flower beds. There is an ornate pond and two separate seating areas as well as a garden tap, outside light and a power supply. As a whole, the garden offers a superb degree of privacy, a viewing of this property is highly recommended.

Location

Kingston Street is a particularly desirable neighbourhood in the highly regarded Petersfield area. 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.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band -

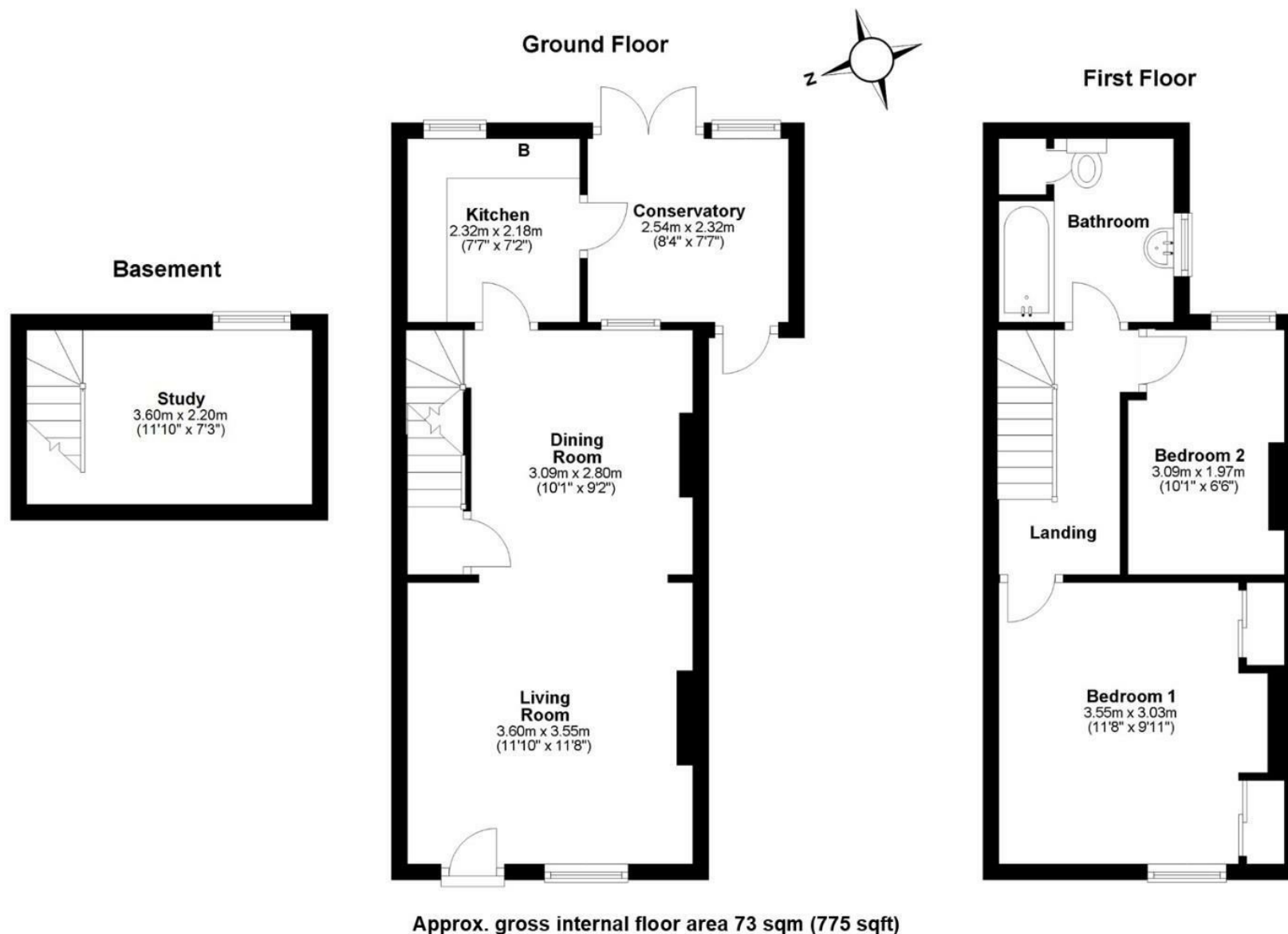
Fixtures and Fittings

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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.

