



33 Sturton Street, Cambridge, CB1 2QG  
Guide Price £550,000 Freehold



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**A BEAUTIFULLY PRESENTED VICTORIAN TERRACED HOUSE OFFERING TWO DOUBLE BEDROOMS AND A STUNNING REAR GARDEN OF AROUND 100FT, OCCUPYING A HIGHLY CONVENIENT LOCATION CLOSE TO THE RAILWAY STATION AND CITY CENTRE.**

- Victorian, mid-terrace house
- Features incl. sash windows and wood burner
- Garden studio
- 1.76kw solar panels
- Council tax band: C
- 2 double bedrooms
- Stunning, c.100ft, well-tended rear garden
- Gas central heating to radiators
- EPC rating: C (69)
- Plot size: 0.04 acres

This elegant Victorian terraced house enjoys a most convenient position, around 5 minutes walk from Mill Road and a 3 minute cycle from Cambridge Station. The property is immaculately presented and benefits from period features throughout.

The entrance opens into the living/dining room, which benefits from a dual aspect, a fireplace with wood burning stove and fitted cupboard/shelving to both sides of the chimney breast. A study area has been cleverly created using the space under the staircase. To the rear, there is a well-appointed kitchen with a range of base and wall units, inset enamel sink including mixer tap and fitted appliances including fridge/freezer, dishwasher and electric oven with gas hob and extractor chimney over. A side door provides access to the rear garden. Beyond the kitchen is the stylish bathroom, which is mainly tiled and includes a P-shape bath with shower, WC, countertop basin vanity unit, heated towel rail and cupboard housing the boiler. Both kitchen and bathroom are equipped with electric underfloor heating.

On the first floor there are two double bedrooms.

Outside, the property benefits from a delightful, well-tended rear garden which is approximately 100ft in length with well-established flower and shrub borders. This mature garden is predominantly laid to lawn, enclosed by a wall and fencing, providing a high level of privacy. Immediately behind the house, there is a patio area ideal for al fresco dining. Mid-garden there is a decked seating area under a pergola, in front of a sizeable studio; this features a small wood-burner, is fully insulated and connected to power. Behind the studio there is a raised bed, greenhouse and shed.

**Location**

Sturton Street forms part of the popular Petersfield residential area, which is within walking or cycling distance of Mill Road, the railway station, the Grafton Centre and historic city centre. There is a wide range of independent shops, cafes, restaurants and public houses within the immediate vicinity including Mill Road, Norfolk Street and the Beehive Centre. The property is in the catchment area for St Matthew's Primary School and Parkside Secondary School.

**Agent's note**

Rear access is across the rear of the two neighbouring properties, but there is no access across the garden of this property to other parties.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Tax band - C

**Fixtures and Fittings**

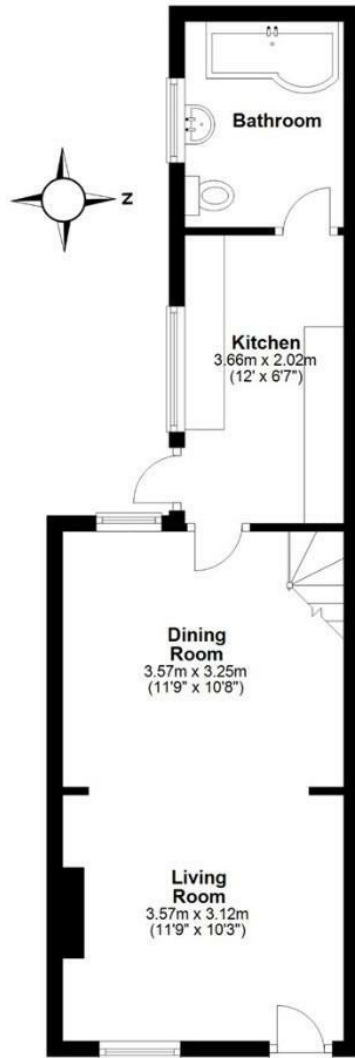
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

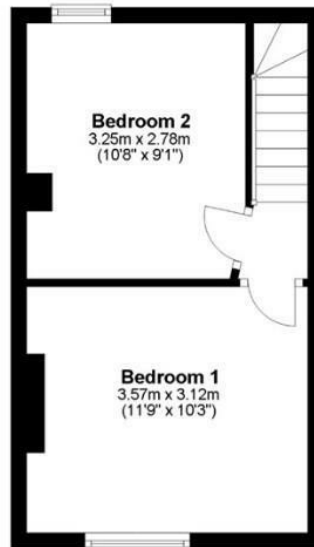
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



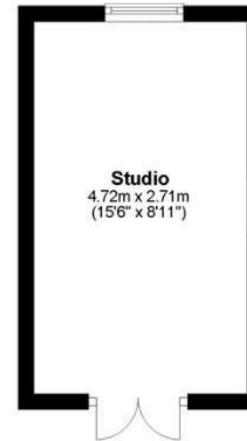
**Ground Floor**



**First Floor**



**Outbuilding**



**Approx. gross internal floor area 60 sqm (650 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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.



