



66 Sturton Street, Cambridge, CB1 2QA
Offers In Excess Of £450,000 Freehold



rah.co.uk
01223 323130

**A MUCH-IMPROVED, LATE VICTORIAN END-OF-TERRACE HOUSE WITH
ESTABLISHED PRIVATE GARDENS OF CONSIDERABLE LENGTH, CENTRALLY
LOCATED WITHIN THE POPULAR PETERSFIELD AREA OF CITY.**

- 633 sqft / 58 sqm
- 2 bed, 2 recep, 1 bath
- 1742.4 sqm / 0.04 acre
- Gas-fired central heating to radiators
- EPC – D / 60
- End-of-terrace house
- Late Victorian period
- On-street parking
- Council tax band – C
- No onward chain

This attractive period home on Sturton Street is within easy reach of Mill Road, Cambridge Station and scenic river walks into the historic city centre. The property has been newly decorated and improved by replacement double glazed sash windows to the front façade and an attractive, high quality front entrance door.

The accommodation comprises a large, open reception room (formerly two rooms) with an open feature staircase leading to the first-floor accommodation, a period open fireplace and a concealed airing cupboard. A modern and well-equipped kitchen provides an extensive range of matching cabinets, a solid wood worktop with an inset sink and drainer, plumbing for a washing machine and space for a range of freestanding appliances. The gas-fired boiler is located within the kitchen. A bathroom completes the ground floor accommodation.

Upstairs, a small landing area provides access to the loft via a hatch and leads to two double bedrooms.

Outside, there is a mature east-facing rear garden, which extends to approximately 100ft in length. Established small trees and shrubs are planted to both sides. The bottom of the garden provides space to erect a contemporary home office (subject to necessary consent). There is pedestrian access via neighbouring gardens leading to a gated passage which opens to the street.

Agent's Note

No. 66 has rear pedestrian access to the road through the neighbouring gardens. There is no right of way through the garden of No. 66.

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, cafés, 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.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

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.

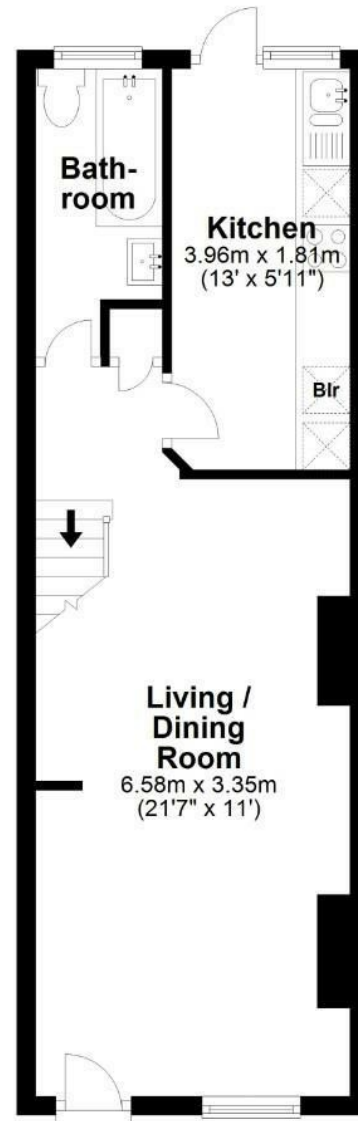
Viewing

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



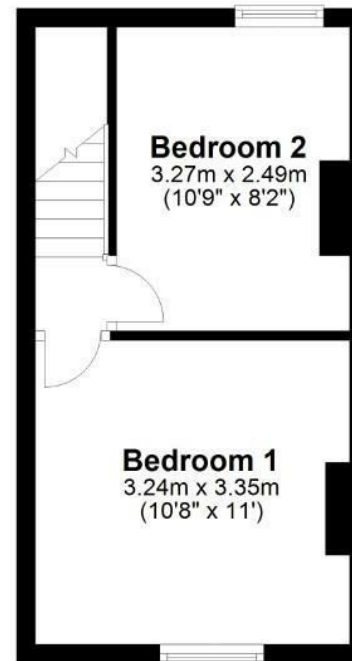
Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



First Floor

Approx. 22.1 sq. metres (238.3 sq. feet)



Total area: approx. 58.9 sq. metres (633.6 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		60
(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

