



67 Kingston Street, Cambridge, CB1 2NU  
Guide Price £475,000 Freehold



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**AN ATTRACTIVE AND MUCH IMPROVED VICTORIAN TERRACED HOUSE WITH  
ENCLOSED REAR GARDEN, ENJOYING A CONVENIENT POSITION IN THE HEART OF  
PETERSFIELD ON THE EAST SIDE OF THE CITY.**

- Period terraced house
- 2 beds, 1 bath, 2 recepts
- Gas fired central heating
- EPC - C / 69
- 675 Sqft / 63 Sqm
- 0.01 acres
- Re-fitted kitchen and bathroom
- Council tax band - C

This attractive Victorian terraced house enjoys a most desirable location and the bustling east side of the city and just a short walk from the wide range of amenities. The property has been updated and improved , notably the kitchen, bathroom and boiler. The accommodation comprises two reception rooms , including the sitting room with feature open fireplace and this flows through to the dining room with stairs to first floor accommodation. The kitchen has been re-fitted with attractive cabinetry, ample fitted working surfaces within set single sink and drainer, gas cooker and space for a washing machine. Off the rear lobby there is a recess which houses a fridge/freezer and door to the family bathroom.

Upstairs, off the landing are two good sized bedrooms, both with solid wood flooring, master bedroom with original fireplace and fitted cupboard housing a wall mounted gas fired central heating boiler.

Outside, the rear garden is laid to lawn, with a paved patio, flower and shrub borders and a timber shed.

**Location**

Kingston Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. 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 6-minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton and Beehive Shopping Centres and the 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 both of which are Ofsted rated as 'outstanding'.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



