



12 Melbourne Place, Cambridge, CB1 1EQ  
Guide Price £1,000,000 Freehold



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**AN ELEGANT GRADE II LISTED GEORGIAN TOWNHOUSE PROVIDING EXTENDED ACCOMMODATION WITH FINE PERIOD FEATURES AND A CHARMING, TIERED GARDEN WITH A GARAGE. SET WITHIN AN ENDEARING PEDESTRIANISED TERRACE IN THE HEART OF THE HISTORIC CENTRE.**

- 1465 sqft / 136 sqm
- 3 bed, 2 reception, 2 bathroom
- Garage and residents permit parking scheme
- Tiered rear garden with south-east facing aspect
- EPC – C / 71
- Georgian townhouse Circa 1821
- 121 sqm / 0.03 acre plot
- Gas-fired heating to radiators
- Three-storey rear extension
- Council tax band - F

This fine period home on Melbourne Place has been significantly improved by a substantial rear extension, which benefits all three floors of accommodation. Two principal reception rooms have been enlarged and enhanced to provide versatility and additional natural light, together with access and views to the garden. The property retains a wealth of character and charm and many original features typical of the Georgian era.

Melbourne Place is an endearing terrace with pedestrianised frontage, located opposite Parkside Community College, benefitting from rear vehicular access off Mud Lane. The property is approached via an established front garden with hedging and a mature Magnolia tree, which provides screening.

The accommodation comprises a reception hall with a staircase leading to the upper floors and the lower ground floor level. The ground floor reception room widens to the rear and has two glazed, double French doors with Juliet balconies overlooking the rear gardens and wall-mounted book shelving. Folding doors from this room open into a charming bedroom/study with a tall sash window and extensive book shelving.

The lower ground floor is separated into two spaces. There is a well-equipped kitchen/breakfast room to the front with a walk-in utility/laundry room and an impressive spilt-level sitting/dining room with French doors opening to the garden, a gas-fired stove set in a decorative period fireplace and a useful understairs storage cupboard.

The first-floor landing has a large Velux window, built-in book shelving and a high-level storage space. The principal bedroom has access to a Jack and Jill shower room and bedroom two has an ensuite bathroom and built-in wardrobes.

Outside, the walled rear garden is fully enclosed and provides pedestrian access to the garage. This charming garden is tiered and offers various seating areas and well-stocked borders, which include an established fig tree, wisteria and tree peonies. Access to the garage is via Mud Lane, which is approached from Parkside.

**Location**

Melbourne Place, which runs between Eden Street and Parkside, is a pedestrian walkway with vehicular access at the rear via Mud Lane. It is extremely well situated being almost adjacent to Parker's Piece and the city centre (Market Square) is about 0.6 miles away. It is well positioned for many of the city's facilities and the university departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away.

**Agent's Note**

Grade II Listed within the Kite conservation area

Minor damp to lower ground-floor utility/laundry room

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**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.



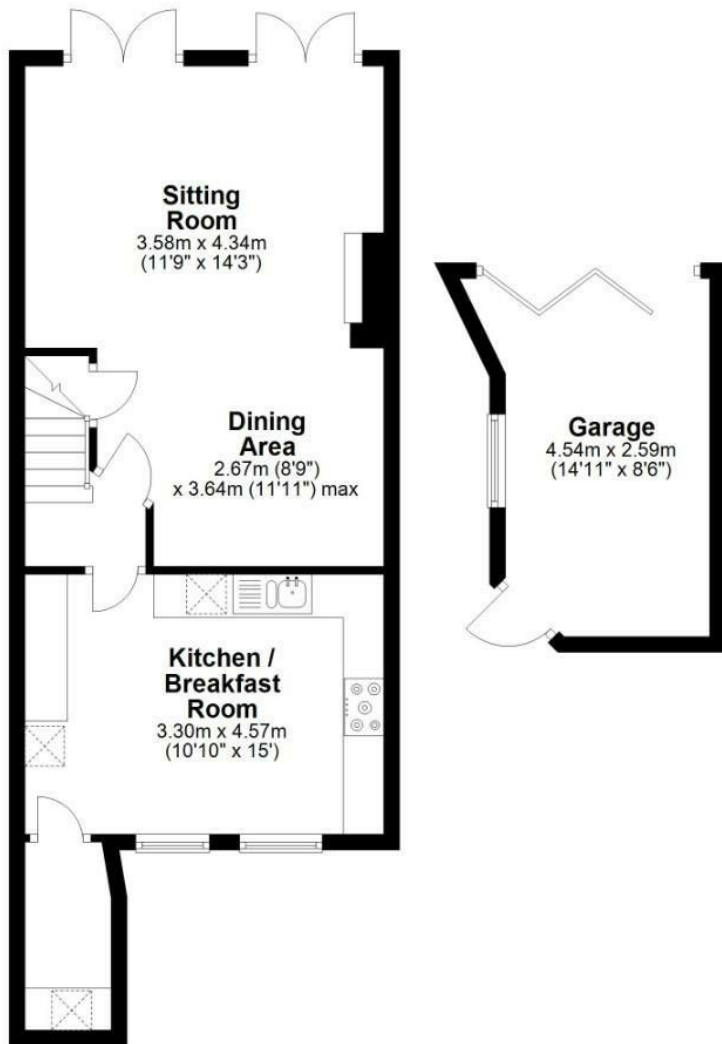






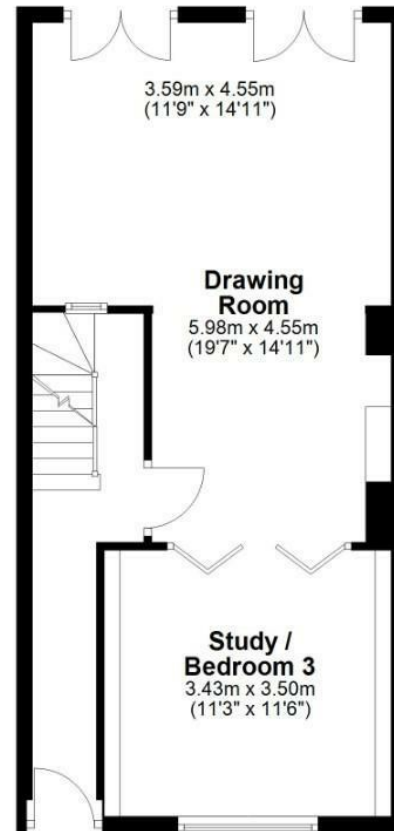
## Ground Floor

Main area: approx. 46.3 sq. metres (498.4 sq. feet)  
Plus garages, approx. 11.8 sq. metres (127.4 sq. feet)



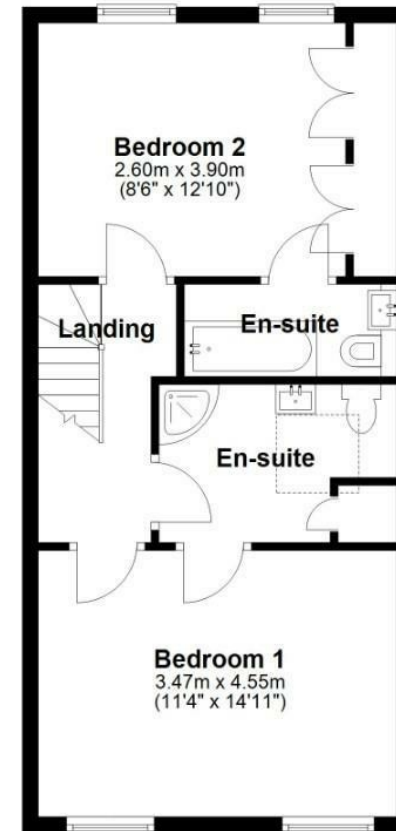
## First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



## Second Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Main area: Approx. 136.2 sq. metres (1465.5 sq. feet)  
Plus garages, approx. 11.8 sq. metres (127.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	85
	EU Directive 2002/91/EC	





