



55 Warkworth Terrace, Cambridge, CB1 1EE  
Guide Price £1,500,000 Freehold

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**A HANDSOME AND SUBSTANTIAL FIVE BEDROOM VICTORIAN TOWNHOUSE WITH PRIVATE WALLED GARDENS, OCCUPYING A PRIVILEGED CITY CENTRE LOCATION, YARDS FROM PARKER'S PIECE.**

- Victorian townhouse
- West-facing walled garden
- Gas-fired heating to radiators
- EPC - D / 60
- 5 bedrooms, 2 bathrooms, 3 receptions
- Plot size - 0.04 acres
- Residents' permit parking
- Elegant accommodation with fine period features approaching 2170 sqft
- A short walk to large open green spaces and outstanding schools for all ages
- High ceilings, tall sash windows and a high degree of natural light through all four floors

This imposing period townhouse on Warkworth Terrace offers wonderful family accommodation incorporating elegant rooms with tall ceilings and fine architectural features in the heart of the historic centre of Cambridge.

This fine bay-fronted home is set back from the road behind attractive wrought-iron railings, within a grand terrace adjacent to Parker's Piece, with separate access to the lower ground level, via the front garden and broad, stone steps rising to the main entrance. The accommodation is arranged over four extensive floors and comprises an impressive open plan, lower ground floor kitchen/dining room with an entrance bay to front aspect, a rear access to the garden, a walk-in pantry and a separate utility room. The kitchen is well-equipped and provides ample storage cabinetry and drawers, range cooker into the chimney breast, additional recess storage and porcelain tiled flooring. An inner hallway with staircase leads to a useful shower room with WC.

The upper ground floor level comprises two elegant reception rooms with tall ceilings, large sash windows, period fireplaces, picture rails and exposed wooden floors. There is also a WC located on this floor. The upper floor levels provide five spacious bedrooms (four double bedrooms) and a family bathroom suite. Bedroom five is located on the second floor off the broad landing area and offers scope to be altered to a further bathroom or ensuite shower room.

Outside, there are established walled gardens providing privacy and a west-facing aspect. Steps leading to a private courtyard/seating area adjacent to the kitchen. A brick-built store located in the front garden provides secure bicycle storage.

**Location**

Warkworth Terrace is situated close to Parker's Piece and within walking or cycling distance of the city centre, Grafton Centre, CB1 and various facilities offered by the university. Schooling is at St Paul's or Park Street Primary with secondary schooling at Parkside Community College. Private schooling for all age groups is within the city and the railway station is a few minutes' walk or an easy cycle ride.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - G

**Fixtures and Fittings**

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

**Viewing**

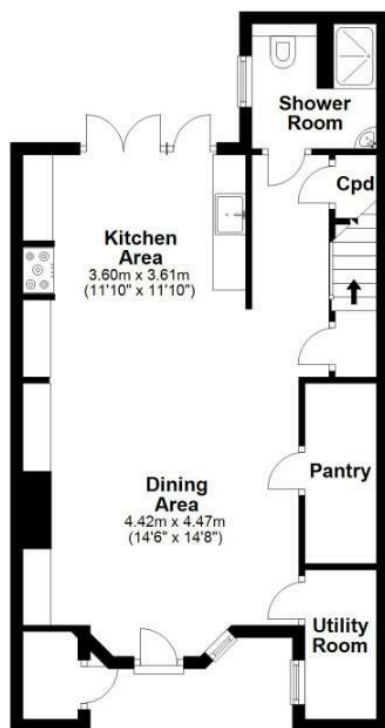
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



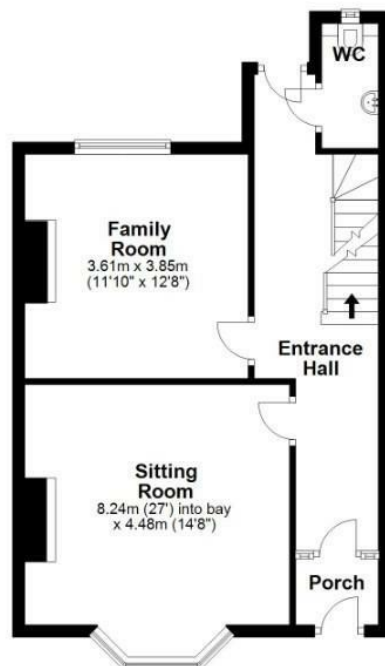




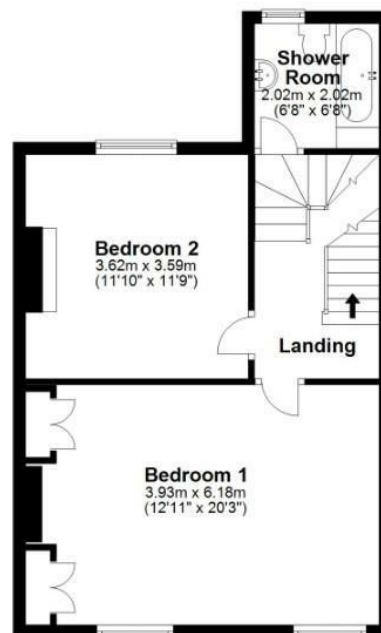
**Lower Ground Floor**  
Approx. 52.0 sq. metres (560.0 sq. feet)



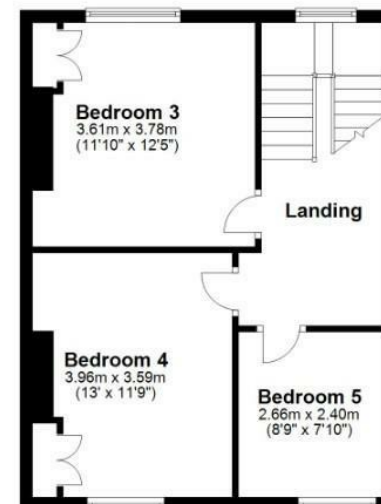
**Ground Floor**  
Approx. 51.3 sq. metres (552.7 sq. feet)



**First Floor**  
Approx. 50.7 sq. metres (545.8 sq. feet)



**Second Floor**  
Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 201.4 sq. metres (2167.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</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







