



123 Sedgwick Street, Cambridge, CB1 3AL  
Offers Over £550,000 Freehold

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**AN EXTENDED TWO-BEDROOM, BAY FRONTED VICTORIAN HOME SITUATED IN THE HEART OF ROMSEY TOWN, AVAILABLE WITH NO ONWARD CHAIN.**

- Victorian terraced home
- 2 beds, 1 open plan reception, conservatory
- Spacious upstairs family bathroom
- Gas-fired heating to radiators
- On-street parking – no permit restrictions
- Plot size - approx 0.03 acres
- Located off the popular Mill Road
- EPC - D / 61
- Council tax band - C

123 Sedgwick Street is an extended Victorian terrace house with a private rear garden, situated off Mill Road and within the well-served Romsey Town area of the city. Cambridge Station and the city centre are within easy reach by foot and bicycle.

The property has a welcoming entrance hall with a staircase to the first floor. The bay fronted sitting/dining room is open-plan offering a versatile configuration and boasts a feature fireplace and an array of built-in storage and shelving. The kitchen is fitted with base and eye level units with solid wood fronts, a gas hob with extractor over and space for white goods. Leading on from the kitchen, you have the conservatory currently used as the dining room, with French doors leading to the garden.

The first floor comprises of two good sized double bedrooms, both with built-in wardrobes and feature fireplaces. The family bathroom is spacious fitted with a three-piece suite, with a shower over bath and a storage cupboard.

Outside, there is an enclosed rear garden, mostly laid to lawn, a large shed and private rear/side access. There is ample on street parking.

**Location**

Sedgwick Street lies off Mill Road about 1.5 miles south east of the city centre. Mill Road itself offers a wide and varied selection of shops, restaurants and bars whilst the city centre and railway station are within walking or cycling distance.

**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.

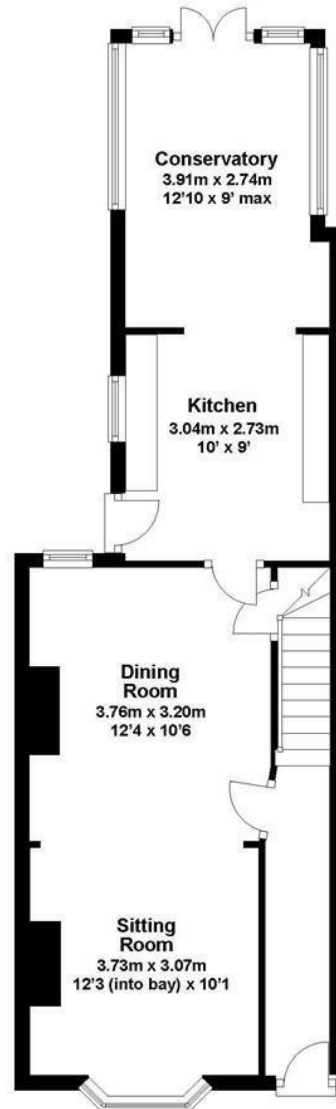
**Viewing**

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



## 123 Sedgwick Street Cambridge

### Ground Floor



### First Floor



Approx. gross internal floor  
area 80 sqm (850 sqft)

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	61	80
		EU Directive 2002/91/EC



