



147 Gwydir Street, Cambridge, CB1 2LJ
Guide Price £550,000 Freehold



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AN IMPRESSIVE BAY-FRONTED VICTORIAN PROPERTY, OFFERING SCOPE FOR IMPROVEMENT AND EXPANSION (STP) AVAILABLE WITH NO ONWARD CHAIN.

- Period terraced house
- 1125 sqft/104 sqm
- Gas-fired central heating to radiators
- EPC-D/59
- No onward chain
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Built in 1890
- Permit parking
- Council tax band-E

This attractive bay-fronted period home in Petersfield, is situated off Mill Road, along a desirable street close to Cambridge Station and the city centre.

147 Gwydir Street offers great scope for improvement and expansion, currently measuring 1125 sqft, the property also benefits from being in the catchment for both St Matthew's Primary School and Parkside Community College.

The ground floor accommodation comprises of an entrance hall, with stairs leading to first floor, bay fronted sitting room with feature fireplace, opened to the dining room. The kitchen boasts a range of base and eye level units, sink, and oven. Leading through there is a garden room with access outside to the garden.

The first floor is made up of three bedrooms, two of which are double bedrooms, a good sized family bathroom and separate w.c. There is an additional large storage room off the landing.

Outside, there is a private enclosed rear garden, with gated side access.

Location

Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between East Road 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 15 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres and 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 which is 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-E

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



Garden Room
2.99m x 2.09m
(9'10" x 6'10")

Kitchen
4.63m x 2.99m
(15'2" x 9'10")

Dining Room
3.68m x 3.00m
(12'1" x 9'10")

Living Room
3.63m x 3.61m
(11'11" x 11'10")

Hall

B

Staircase

North Arrow

Bedroom 3
3.01m x 1.94m
(9'11" x 6'4")

Bedroom 2
3.68m x 3.00m
(12'1" x 9'10")

Bedroom 1
3.63m x 3.01m
(11'11" x 9'11")

Bathroom

WC

Landing

Store Room

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		59	78
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.

