



53 Grantchester Street, Cambridge, CB3 9HZ
Guide Price £895,000 Freehold



rah.co.uk
01223 323130

AN ESTABLISHED, BAY-FRONTED PERIOD RESIDENCE WITH A WELL-TENDED WEST-FACING GARDEN, OFFERING EXCITING SCOPE TO EXTEND AND IMPROVE (STPP) AND SITUATED CLOSE TO THE HEART OF NEWNHAM.

- Delightful west-facing rear garden
- No onward chain
- Close to the heart of Newnham Croft
- Exciting scope to extend (STPP)
- 112 sqm / 1200 sqft
- Excellent local schooling

This delightful bay-fronted property dates from 1880 and enjoys a delightful position on the west side of the street, close to the heart of Newnham. The property is in need of some cosmetic improvement, yet offers a superb opportunity for a buyer to be able to put their own stamp on the house and make it their own.

The property is entered via a solid timber door with fanlight over, leading to an entrance hall with stairs to first floor and access to the various reception areas and a cloakroom W.C. There is a bay-fronted dining room with double doors leading to the kitchen which has been fitted with a range of matching units and has a set of French doors opening on the garden. The living room has built-in shelving and an attractive ornamental fireplace. Completing the ground floor accommodation is a conservatory with westerly aspects and views over the private garden.

Upstairs are 3 bedrooms, 2 are comfortable doubles and include built-in cupboards. The bathroom has been fitted with a 4-piece-suite including a separate bath and shower.

Outside, there is permit parking available. There is a small front garden with mature shrubs and a quarry tiled path to the main entrance. The private west-facing garden is incredibly well-tended, has a pond and a raised terrace, well suited to alfresco dining. The remainder is laid to lawn and there is a rear pedestrian access leading back to the front of the property and nearby Grantchester Meadows

The property is available with no onward chain.

Location

Grantchester Street forms part of an extremely popular residential location near the centre of Newnham village, which is about 1 mile to the west of the city centre. There are an excellent selection of local amenities in Newnham including two good delis, a supermarket, butcher, baker, pharmacy and a popular primary school. Secondary schooling for all age groups are available in the city.

The city centre, colleges and various university departments can be reached on foot or bicycle via the backs. Grantchester Meadows and Lammas Land are both within easy walking distance. The property is within the catchment area for Parkside Secondary School.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

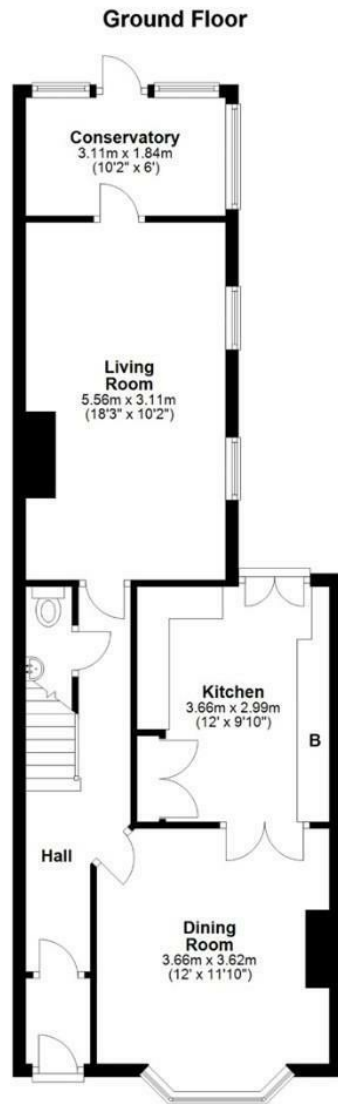
Fixtures and Fittings

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.





Approx. gross internal floor area 112 sqm (1200 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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			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.

