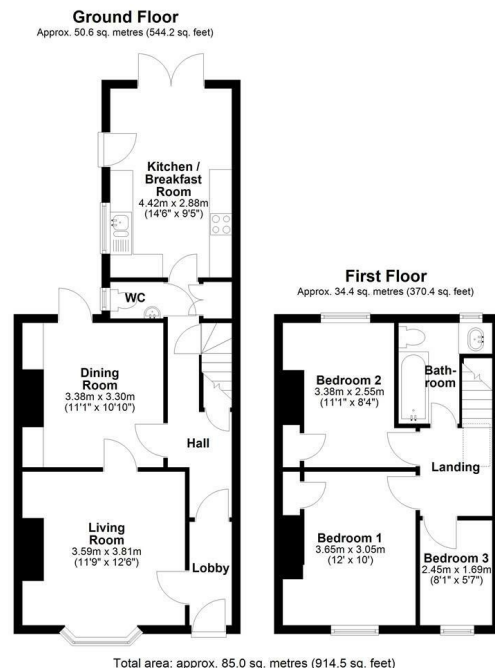




55 Eden Street, Cambridge, CB1 1EL
£1,975 Per month





- Period property
- Excellent location
- Available now
- Residents parking available

An idyllic three bedroom mid terrace home extending to approximately 914 sq ft, positioned on one of the city's most attractive and highly sought after streets.

The property is entered via a tiled hallway with original timber panelling, leading directly into the front reception room. This space features original wooden flooring, a decorative cast iron fireplace and a bay window that allows for excellent natural light. The front reception room flows through to a separate rear dining room, which also benefits from a fireplace, original pine panelling and built in shelving and storage.

To the rear of the property is the kitchen, which enjoys dual aspect windows providing natural light. The tiled flooring continues, and the kitchen is well appointed with wooden cabinetry, a gas hob with integrated oven, sink, tall fridge freezer and washing machine. A downstairs WC is also located off the kitchen.

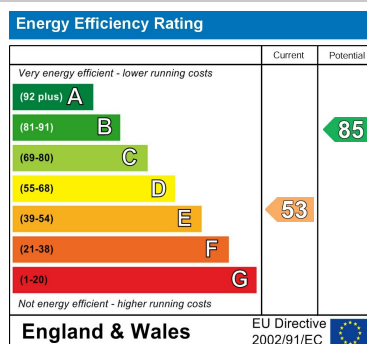
The first floor offers three bedrooms. The principal bedroom is located at the front of the property and features a sash window overlooking Eden Street, a decorative fireplace and a shallow built in wardrobe. The second bedroom is slightly smaller but offers similar character features and overlooks the rear garden. The third bedroom is more compact in size and would be well suited as a nursery, guest bedroom or home office.

The bathroom comprises a bath with shower over, WC and wash basin.

Externally, the property benefits from a good sized courtyard garden with rear access via a back passage leading to the street. Within the courtyard is a small pantiled shed, ideal for bicycle storage. On street permit parking is available. The property is offered unfurnished and is available for immediate occupation.

Council Tax Band: E EPC Rating: E

///zeal.rests.piper



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com