

FOR SALE



Gwydir Street, Cambridge

2 Bedrooms, 2 Bathroom, Link Detached

Offers In Region Of £425,000


MARTIN&CO



- Exclusive gated development of just two homes
- Two double bedrooms
- Two en-suite shower rooms
- Open-plan kitchen/living/dining room
- Vaulted ceilings with rooflights
- Secure shared courtyard
- Central location

Situated in a secure gated development of just two individual mews-style homes, this beautifully designed contemporary residence occupies a highly sought-after position just off Mill Road in the heart of Petersfield, within walking distance of Cambridge Railway Station and the historic city centre.

This unique home offers well-planned accommodation extending to approximately 602 sq ft (55.9 sq m) and is ideally suited to professionals, investors, or those seeking a centrally located pied-à-terre.

Accessed via a private gated entrance, the property forms part of an exclusive courtyard setting, providing a rare sense of privacy and security in such a prime central location.

The ground floor comprises two generous double bedrooms, each benefitting from stylish contemporary en-suite shower room facilities, creating versatile accommodation for both owner-occupiers and guests alike.

Stairs rise from the entrance hall to the first floor, where the property opens into an impressive open-plan kitchen/living/dining space. This superb room features vaulted ceilings and rooflights, flooding the space with natural light and enhancing the feeling of openness throughout. The modern fitted kitchen is thoughtfully arranged to maximise both practicality and entertaining space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

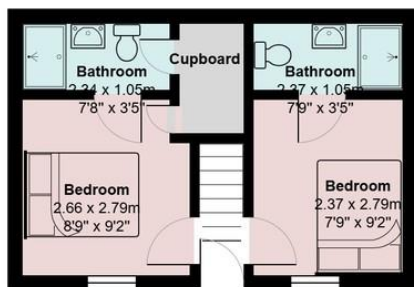


Outside, the property enjoys use of a secure shared courtyard garden, ideal for outdoor seating and al fresco dining, with gated access providing peace of mind and privacy.

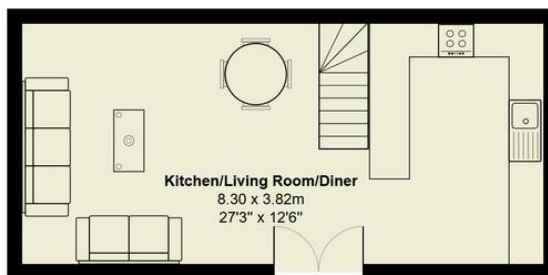
Gwydir Street lies within the vibrant and highly regarded Petersfield district, moments from the eclectic mix of independent cafés, restaurants, shops and public houses for which Mill Road is renowned. Cambridge Railway Station and the city centre are both within a short walk, making the property perfectly placed for commuters and city living.

Agent's Note: The seller of this property is related to an employee of the selling agent.





Ground Floor



First Floor

Total Area: 55.9 m² ... 602 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.