



Sturton Street, Cambridge, CB1 2QG

CHEFFINS

Sturton Street

Cambridge,
CB1 2QG

- Victorian Mid-Terraced Home
- Three Bedrooms
- Sitting Room
- Dining Room
- Ground Floor Family Bathroom
- Landscaped Rear Garden
- Front Garden With Covered Bike & Bin Store
- Chain Free

An attractive and well-presented mid-terraced home offering well-proportioned accommodation arranged over two floors, complemented by the addition of a cellar. The property further benefits from a generous rear garden and an enclosed front garden, and is situated on this highly sought-after residential street in a most convenient and central location. This property is being offered with no onward chain.

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Guide Price £650,000





LOCATION

Sturton Street occupies a highly convenient and well-regarded position just off Mill Road, one of Cambridge's most vibrant and sought-after residential areas. The location provides immediate access to a diverse range of independent shops, cafés, restaurants and everyday amenities, all within easy walking distance. Cambridge railway station is nearby, offering fast and regular services to London King's Cross and Liverpool Street, which is particularly appealing for commuters. The city centre, University departments, Addenbrooke's Hospital and the Cambridge Biomedical Campus are all readily accessible on foot, by bicycle or via excellent transport links. The surrounding streets benefit from a strong sense of community while enjoying superb connectivity, making this an ideal and highly desirable central Cambridge location.

PANELLED GLAZED ENTRANCE DOOR

picture light above with privacy glass, into:

ENTRANCE HALL

with tile effect flooring, radiator, access into basement.

SITTING ROOM

with boarded former fireplace with recess in the chimney breast forming a storage area with fitted shelving, exposed timber flooring, radiator, picture rail, coved ceiling, moulded cornicing, double glazed sash windows with shutters to front aspect.

DINING ROOM

with exposed floorboards, tiled hearth, fitted storage cupboards in recess of chimney breast, radiator, stairs rising to first floor accommodation, storage cupboard opposite, double glazed sash window with shutters out onto rear aspect, panelled glazed door leading into:

KITCHEN

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with an engineered timber worktop with inset porcelain one and a quarter bowl sink with hot and cold mixer tap, drinking tap, drainer to side, integrated dishwasher, space for cooker with tiled splashback, space and plumbing for washer/dryer, double panelled radiator, LED lighting, double glazed window to side aspect,

panelled glazed door leading out to side return, panelled glazed door leading through into:

BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, dual shower head, glazed folding shower panel, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted electric toothbrush charger, wall mounted mirror cupboard, fitted shelving, tiled flooring, inset LED downlighters, extractor fan, double glazed windows fitted with privacy glass out onto side and rear aspects.

ON THE FIRST FLOOR**LANDING**

exposed timber flooring, panelled doors leading through into respective rooms.

PRINCIPAL BEDROOM

with exposed timber flooring, tiled hearth, fitted shelving fitted into chimney breast recess, coved ceiling, double panelled radiator, double glazed sash windows fitted with shutters to front aspect.

BEDROOM 2

with exposed timber flooring, radiator, overstairs storage cupboard, loft access, double glazed sash windows with shutters out onto rear aspect.

BEDROOM 3

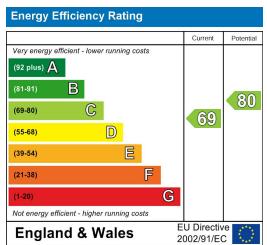
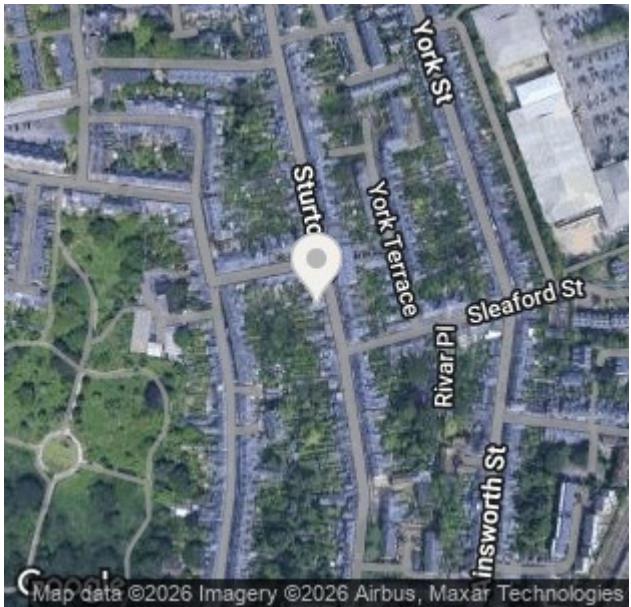
with exposed timber flooring, feature cast iron fireplace with stone hearth, cupboard housing boiler, radiator, double glazed sash window overlooking garden.

OUTSIDE

To the front, the property is approached from Sturton Street via a wrought-iron gate, which opens into an enclosed front garden, predominantly laid to gravel. A covered bike and bin store is also located to the front, providing practical and discreet storage.

To the rear, the property enjoys an extensive garden, initially laid to gravel and complemented by well-stocked borders and raised beds. A timber potting shed is positioned to one side, with a timber gate leading through to a slightly elevated lawned section. At the far end of the garden is a generous paved patio area, featuring a centrally positioned slate-finished planting bed, creating an attractive space for outdoor seating and entertaining. The rear boundary is formed by a brick wall, with the remaining boundaries enclosed by timber fencing.





Guide Price £650,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1025 sq ft - 96 sq m

Ground Floor Area 534 sq ft - 50 sq m

First Floor Area 491 sq ft - 46 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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