



BROWN & CO

94 STURTON STREET



- 94 Sturton Street-

Cambridge | Cambridgeshire | CB1 2QA

A charming two bedroom Victorian terraced home offering stylish and characterful accommodation over three floors, together with a private rear garden in a sought after city location.

Property Highlights

Sought after residential location - Sympathetically updated Victorian home - Thoughtfully designed throughout - Private rear garden with leafy outlooks - Two bedroom with additional loft room - Character features combined with modern living

House

Ground Floor: Kitchen / Living / Dining Area

First Floor: Landing – Principal bedroom - Bedroom two - Family bathroom

Second Floor: Loft Room

Total: 743 sq. ft. (70 sq. m)



DETAILED DESCRIPTION

A most attractive two bedroom Victorian terraced home occupying a desirable position within this highly sought after residential location, benefitting from a private and peaceful rear garden. The sympathetically updated and much improved accommodation successfully combines original character features with modern practical living and extends to approximately 743 sq. ft., arranged over three floors, including a versatile loft room.

LOCATION

Sturton Street is situated within the highly regarded Petersfield district of Cambridge, approximately 0.5 miles east of the historic city centre and within easy walking and cycling distance of many of the city's principal amenities and employment hubs. Transport connectivity is excellent. Cambridge railway station lies approximately 0.7 miles to the south, providing frequent direct services to London King's Cross, London Liverpool Street, Stansted Airport, and a range of regional destinations. The area is also well served by local bus routes, whilst the city's extensive cycle network provides convenient access across Cambridge and beyond.

A comprehensive range of amenities is available within walking distance. Nearby Mill Road is renowned for its vibrant and diverse selection of independent shops, cafés, restaurants, public houses, and everyday services, whilst the historic city centre offers extensive shopping, cultural, and leisure facilities. Supermarkets, healthcare services, and recreational facilities are all readily accessible.

The location is particularly well positioned for access to Cambridge's leading employment centres, including the universities, the city centre business district, Cambridge Science Park, and the Biomedical Campus at Addenbrooke's Hospital, all of which can be reached conveniently by bicycle, public transport, or car.

Recreational opportunities are a notable feature of the area. Parker's Piece, Christ's Pieces, Midsummer Common, and the River Cam are all within easy reach, providing attractive open spaces for walking, recreation, and outdoor leisure activities.

Educational provision is well catered for, with a number of highly regarded primary and secondary schools serving the locality. In addition, Cambridge offers an exceptional range of independent schools, including The Perse School, St Faith's, Stephen Perse Foundation, and The Leys School.

OUTSIDE

The fully enclosed rear garden enjoys an easterly aspect with an attractive leafy outlook and is predominantly laid to lawn. The garden is complemented by a decked seating area, a selection of mature shrubs, and a summer house, creating an attractive and private outdoor space. Further benefits include external lighting, an outside tap, and gated side access.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With entrance door, open to

KITCHEN

With timber double glazed sash window to the front aspect, recently fitted Wren kitchen with range of eye and base level units, quartz counter with undermounted butler sink with chrome mixer tap over, inset induction hob with extractor hood over, integrated slimline dishwasher, integrated oven, space for fridge freezer, wood effect tiled floor, step up and open to

LIVING ROOM

With full height window to the rear aspect, fireplace with granite hearth and wooden surround, fitted double cupboard, oak breakfast bar, wood effect flooring, open to

DINING ROOM

With circular window to the side aspect, wood effect flooring, stairs to the first floor, French doors opening to the garden

FIRST FLOOR

LANDING

With door leading to stairs up to the loft room, doors to

BEDROOM ONE

With double glazed timber sash window to the front aspect, fitted double wardrobe, feature fireplace, decorative wall panelling



BEDROOM TWO

With double glazed sash window to the rear aspect, fitted double wardrobe



FAMILY BATHROOM

With window to the rear aspect, suite comprising low level wc with eco flush button, pedestal wash basin and panelled bath with shower over, integral cupboard with space and plumbing for washing machine, wood effect tiled floor, decorative panelled walls, chrome heated towel rail



SECOND FLOOR

LOFT ROOM

With Velux window to the rear aspect, eaves storage cupboard and fitted wardrobes





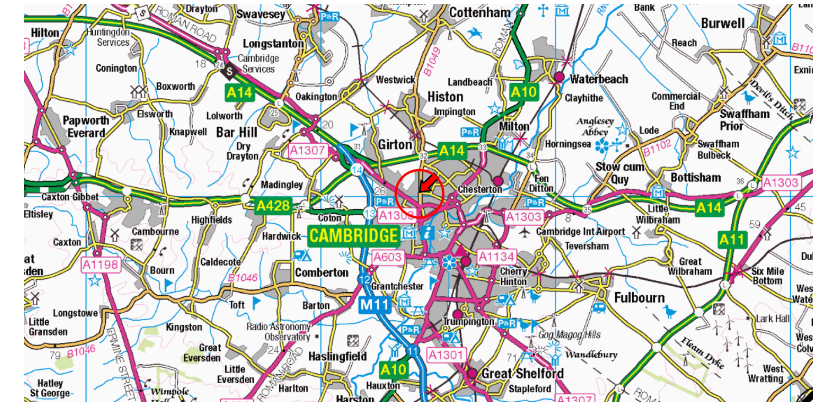
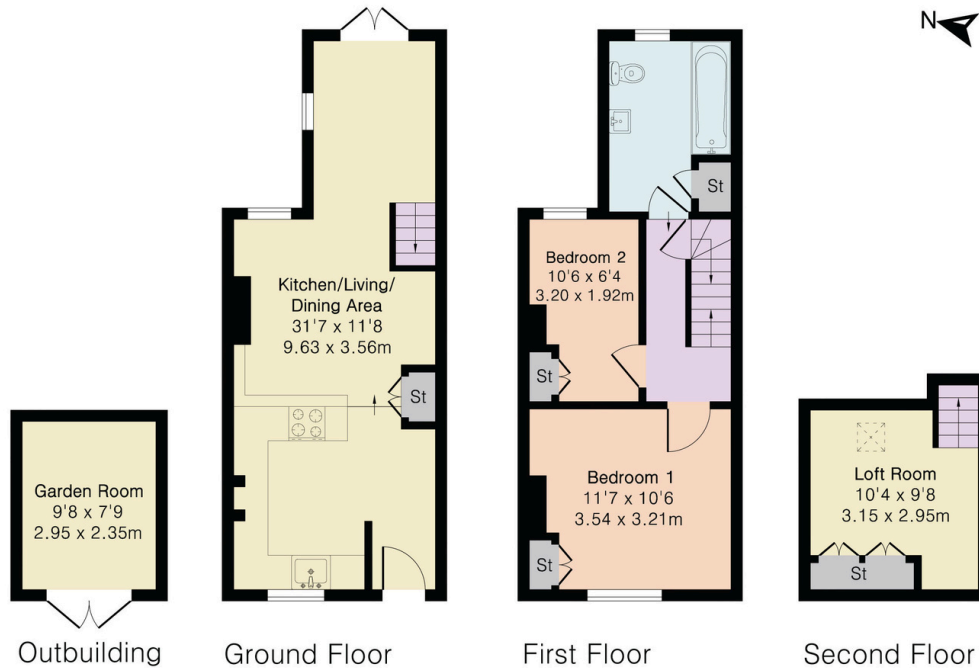
**Approximate Gross Internal Area 743 sq ft - 70 sq m
(Excluding Outbuilding)**

Ground Floor Area 320 sq ft – 30 sq m

First Floor Area 320 sq ft – 30 sq m

Second Floor Area 103 sq ft – 10 sq m

Outbuilding Area 75 sq ft – 7 sq m



Tenure: Freehold

Services: All services connected, gas
fired central heating

Council Tax Band: C
EPC: D

Important Information Regarding
the Property Title: Prospective
purchasers are advised that the
property may be subject to
restrictions, easements, rights of way,
or the presence of third-party
services crossing the land. Full legal
information, including any such
matters, can be found within the
official title register. The property is
registered under Title Number:
CB11016. A copy of the title register
and title plan can be obtained from
HM Land Registry or via your legal
representative

Buyers should satisfy themselves
as to the nature of any such
matters before entering into any
contractual commitment.

Viewing: Strictly by prior
appointment through the selling
agents Brown&Co.

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