



95 Sturton Street, Cambridge, CB1 2QG  
Offers In Excess Of £600,000 Freehold



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**A WELL-PRESENTED AND MUCH IMPROVED, SEMI-DETACHED HOME SET WITHIN THE POPULAR AND PRIME CENTRAL RESIDENTIAL PETERSFIELD AREA OF CITY, CLOSE TO MILL ROAD AND CAMBRIDGE STATION.**

- Semi-detached property
- Victorian
- Modern shaker style kitchen
- Gas-fired heating to radiators
- EPC - C / 73
- 797.5 sqft / 74.1 sqm
- Open-plan living
- Extended and remodelled
- On street parking
- Plot size - approx 0.2 acres

This attractive semi-detached period home, a rare find amongst a street of mostly terraced properties, has been sympathetically and comprehensively extended and refurbished within the last ten years providing modern, light accommodation with period features.

The downstairs accommodation is open plan from the front through to the back, the space enhanced by wood flooring that flows all the way through. The living space has a feature brick fireplace with a slate hearth, solid wood mantle and an inset wood burner. The second chimney breast, which would have been located in the original dining room has been cleverly converted into book shelving. From this area, a staircase rises to the first floor accommodation with a understairs cupboard providing storage. The kitchen positioned to the rear of the property is fitted with shaker style floor and wall cabinets with antique brass hardware and solid wood worksurfaces. There are various integrated appliances, a ceramic inset sink and drainer with a mixer tap, open shelving and complementary tiling. The kitchen provides a dining area and double doors out to the garden.

Upstairs, there are two good sized doubles and the family bathroom. Bedroom 1 located at the rear is a generously proportioned room with built in wardrobes, a Velux and a window over looking the rear., whilst bedroom 2 has a large sash window and an exposed brick chimney breast. The family bathroom has been fitted with a modern three-piece suite with a drench shower over the bath and solid wood shelving. The loft space can be accessed from the landing and as it was seen downstairs, wood floors flows throughout the upstairs.

Outside, there is a fully paved, courtyard garden enclosed by fencing, with a shed and access via a gate to the rear.

**Agent's Note**

No. 95 has pedestrian access to the rear garden across the driveway down the side of the property. This belongs to 95a Sturton Street.

**Location**

Sturton Street forms part of the popular Petersfield residential area, which is within walking or cycling distance of Mill Road, the railway station, the Grafton Centre and historic city centre. There is a wide range of independent shops, cafés, restaurants and public houses within the immediate vicinity including Mill Road, Norfolk Street and the Beehive Centre. The property is in the catchment area for St Matthew's Primary School and Parkside Secondary School.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

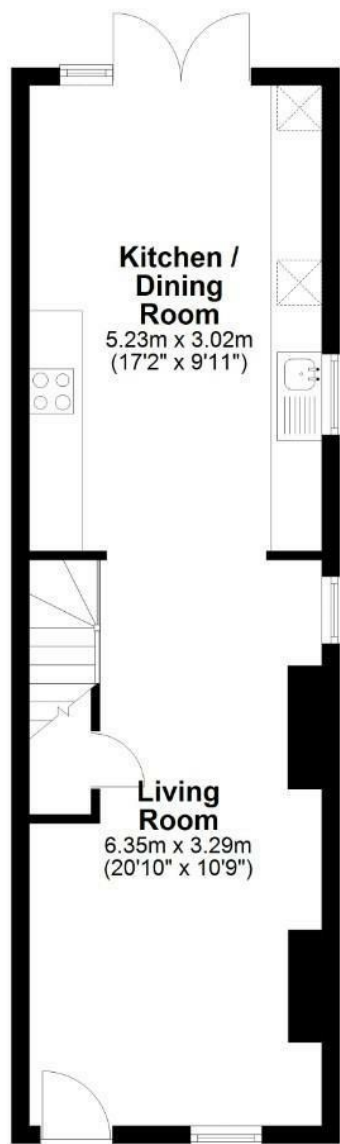
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





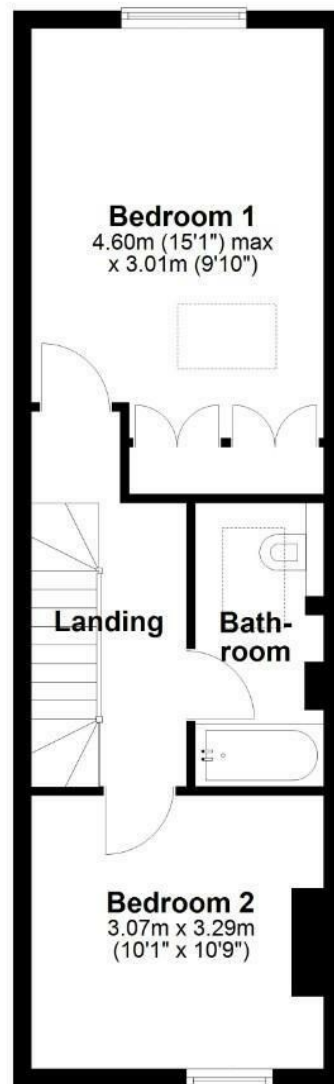
### Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 74.1 sq. metres (797.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	73	85
	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.



