



Argyle Street, Cambridge  
CB1 3LS

Pocock + Shaw

76 Argyle Street  
Cambridge  
Cambridgeshire  
CB1 3LS

A Victorian terraced property enjoying a very convenient and sought after location convenient for the Cambridge Railway Station and Mill Road

- Terraced period property
- Convenient for railway station
- Close to fashionable Mill Road
- Fitted kitchen
- Living/and Dining Room
- Two bedrooms
- First floor shower room
- In need of some updating
- Enclosed southerly facing rear garden
- No upward chain

Guide Price £450,000



A two bedroom period house in a convenient and highly popular city location. The house is a short walk from the mainline rail station (via the pedestrian bridge) and provides easy access to Addenbrooke's hospital and the many shops and restaurants located on Mill Road.

The property offers well proportioned accommodation and now needs some updating but offers scope to improve/extend. To the rear there is a delightful southerly facing landscaped garden with summerhouse and rear access gate.

Agents Note; There are some signs of black mould/damp to part of one wall in the dining area. The area has now been left free of furniture and the air is being allowed to circulate. However, any potential buyer will need to satisfy themselves as to the extent/cause of the mould and an appropriate survey may be needed.

Offered with no upward chain, the property in detail comprises:

**Ground Floor** Front door with fanlight over to

**Entrance hallway** with coved arch with stairs to first floor, radiator.

**Sitting/ Dining room** 22'6" x 10'9" (6.85 m x 3.28 m) with double glazed window to rear, double glazed window to front, understairs cupboard with gas and electric meters built in shelving, two radiators.

**Kitchen** 12'7" x 7'6" (3.84 m x 2.28 m) with double glazed window to rear with views to garden, glazed door to side, further window to side, good range of fitted wall and base units with work surfaces and splashbacks, radiator, extractor fan, stainless steel sink unit and drainer with mixer taps, wall mounted Worcester gas central heating boiler, Cannon gas cooker to remain, space and plumbing for Bosch washing machine (to remain), space and plumbing for slimline Bosch dishwasher (to remain), space for under counter John Lewis fridge (to remain), Zanussi counter top freezer and Panasonic microwave are available if required. Ceramic tiled flooring.

## First Floor

**Landing** with built in cupboard, loft access hatch with pull down ladder.

**Bedroom 1** 12'2" x 10'11" (3.72 m x 3.32 m) with two double glazed windows to front, mirror fronted wardrobes to length of one wall, radiator, laminate wood flooring.

**Bedroom 2** 11'1" x 8'0" (3.37 m x 2.43 m) with double glazed window to rear, recessed area with shelving and clothes hanging rail, radiator, built in shelved cupboard.

**Shower room** with window to rear, fully tiled shower cubicle with sliding glass door and Aqualisa shower unit with large daisy head, wash handbasin with large inset mirror over, WC, radiator, extractor fan, recessed ceiling spotlights, tiled flooring.

**Outside** Landscaped southerly facing rear garden 7.14m x 4.36m main area to front of summerhouse extending to 15.5m max. Mainly paved with attractively stocked flower and shrub borders and specimen tree, gravelled area with rear access gate. Useful open sided store to rear.

**Timber shed/summerhouse** 9'5" x 7'4" (2.87 m x 2.23 m) Pine tongue and groove panelled ceiling and walls, double glazed window to side, ceiling mounted striplight and spotlight units, space for Beko dryer with adjacent electric socket, glazed double doors to front, outside power point and electric sockets.

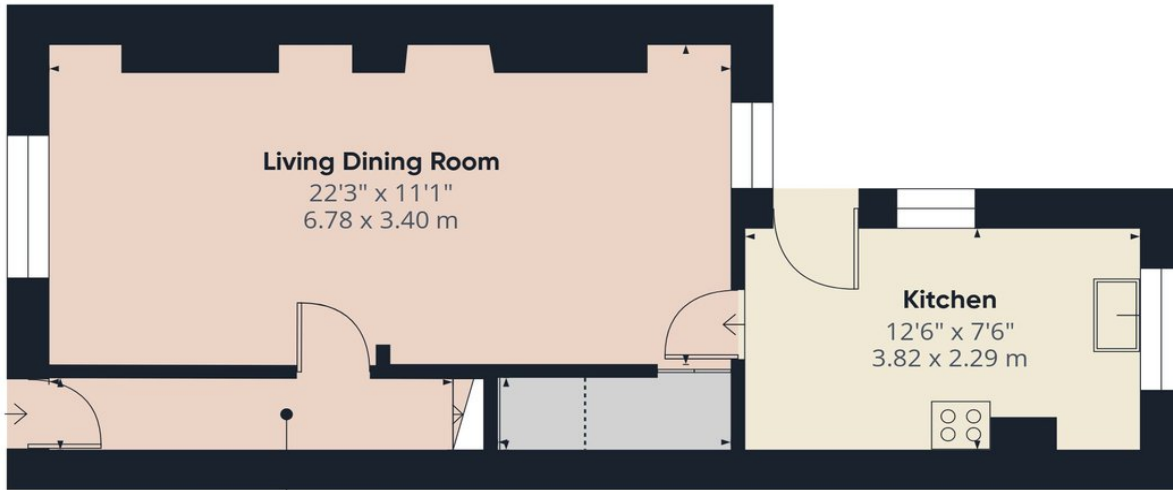
**Services** All mains services.

**Tenure** The property is Freehold

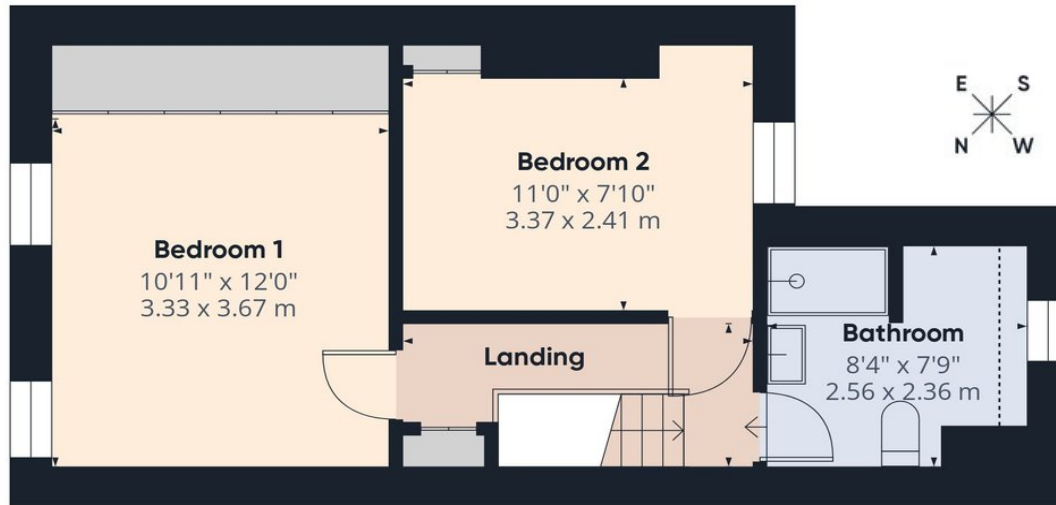
**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





**Hallway**  
13'8" x 3'0"  
4.17 x 0.92 m

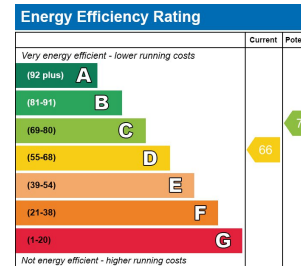


**Approximate total area**

742 ft<sup>2</sup>  
68.9 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested