# 105 Sedgwick Street

Cambridge, CB1 3AL

**Guide price £650,000**

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# 105 Sedgwick Street

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- Semi-detached Victorian house
- Private west-facing garden
- No onward chain
- 1396 sqft / 129 sqm
- Quiet, near central position in Romsey Town
- Loft conversion

An imposing 4-bedroom, 1400 sq. ft., Victorian semi-detached house with a loft conversion, just off Mill Rd in the heart of Romsey Town, less than a mile from the station, available with no chain.

The house is currently set up for rental, comprising six en-suite rooms, but these could easily be removed to return to a more familiar family layout. Inevitably, this will involve some updating and improvement, but the opportunity to create a fabulous family home is significant.

The accommodation is spacious and includes three reception rooms, and could be configured as a front sitting room, family room, and breakfast room, all of which are accessed from the large reception hall. The kitchen is off the dining room and overlooks the garden. It has recently been refitted with base and eye-level units, has space for appliances as well as direct access to the garden.

On the first floor, there are three bedrooms, all with en-suite shower rooms.

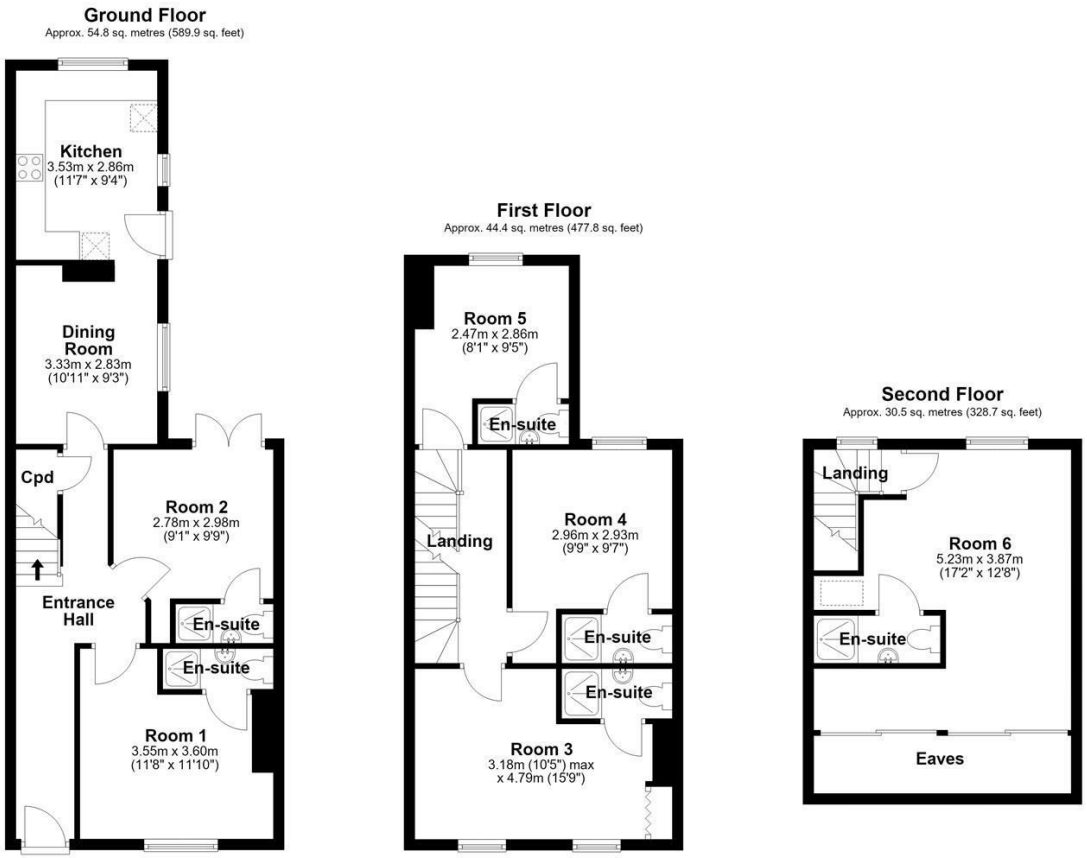
On the second floor, there is a good-sized loft conversion which also has an en-suite shower room and extensive storage and eaves storage.

The house has gas central heating and features original floorboards in places, and period fireplaces.

There is a small front garden behind a low wall. Side pedestrian access leads to the good-sized rear garden, which is mainly lawn. At the end of the garden is a large workshop/shed.

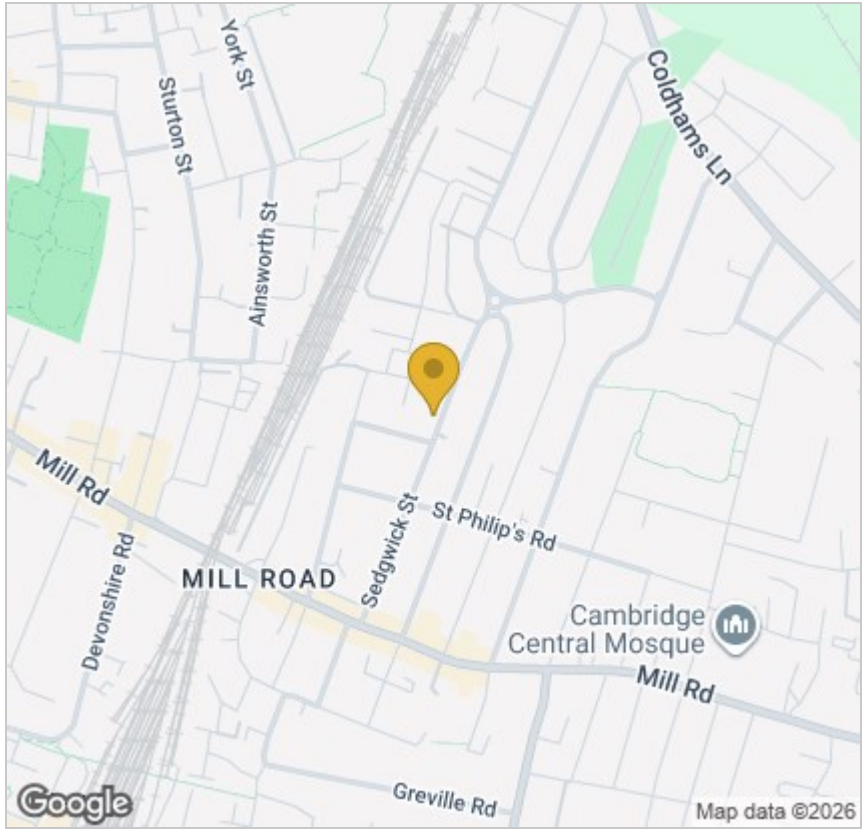
What3words: ///shows.sleep.pink

GRAY TOYNBEE

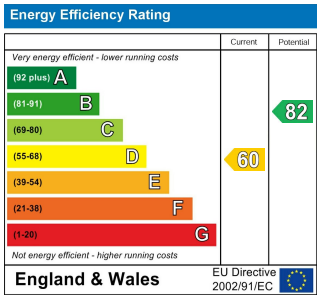



Total area: approx. 129.7 sq. metres (1396.4 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.




## Energy Efficiency Graph




Tenure: Freehold
Council tax band: D

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