
GRAY
TOYNBEE
87 Searle Street
Cambridge, CB4 3DD
Guide price £500,000
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- No Onward Chain
- South Facing Garden
- Period Property
- Spacious Bedrooms

A wonderful and charming two-bedroom Victorian mid-terrace home, which has retained many of its original features, extending to approximately 782 sq ft, situated on one of the area's most sought-after streets, ideally positioned within easy walking distance of the River Cam, Cambridge City Centre and a range of local amenities. Offered with the significant advantage of no onward chain.

The property is entered via a welcoming entrance hall, providing useful separation from the main living accommodation. The spacious open-plan sitting and dining room enjoys an abundance of natural light from sash windows to both the front and rear aspects and retains a wealth of character, including original hardwood flooring and an attractive cast iron fireplace, all of which beautifully complement the property's period charm.

To the rear of the house is a well-appointed galley kitchen, offering generous worktop space, ample storage and room for a full range of freestanding appliances. The kitchen is flooded with natural light from side-facing windows and patio doors opening onto the garden, while there is also space for a breakfast table, making it a practical and sociable space.

Outside, the south-facing rear garden















provides an excellent space to enjoy the sun throughout the day. The main seating areas are laid with paving for ease of maintenance, whilst the borders are attractively planted with a variety of established shrubs and plants. There is also the added benefit of shared rear access to the neighbouring streets.

Upstairs, both bedrooms are comfortable doubles. The principal bedroom, positioned at the front of the property, benefits from two built-in wardrobes, while the second bedroom overlooks the rear garden and offers excellent space for guests, family or a home office. The loft is fully boarded.

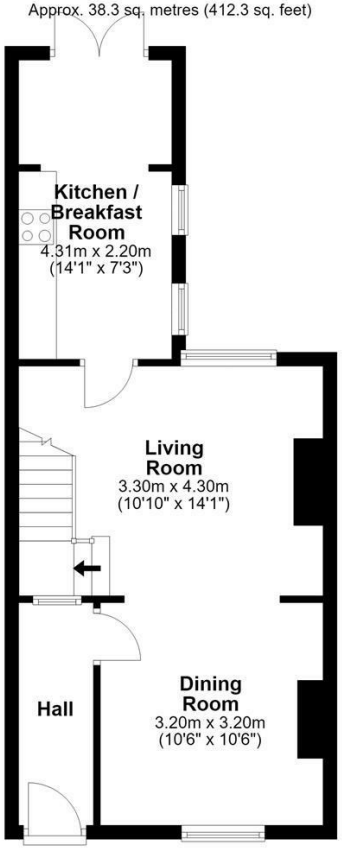
The family bathroom is well presented, fully tiled and incorporates the gas combination boiler serving the property's central heating system.



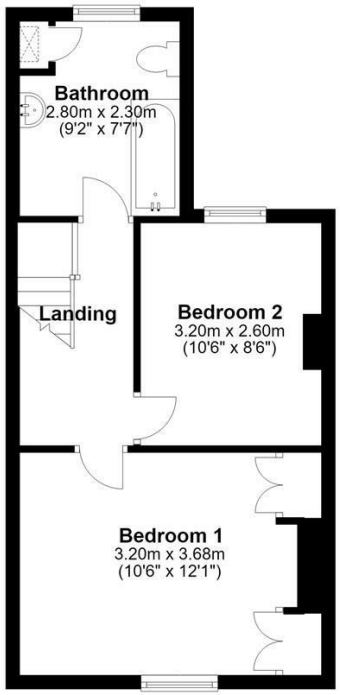


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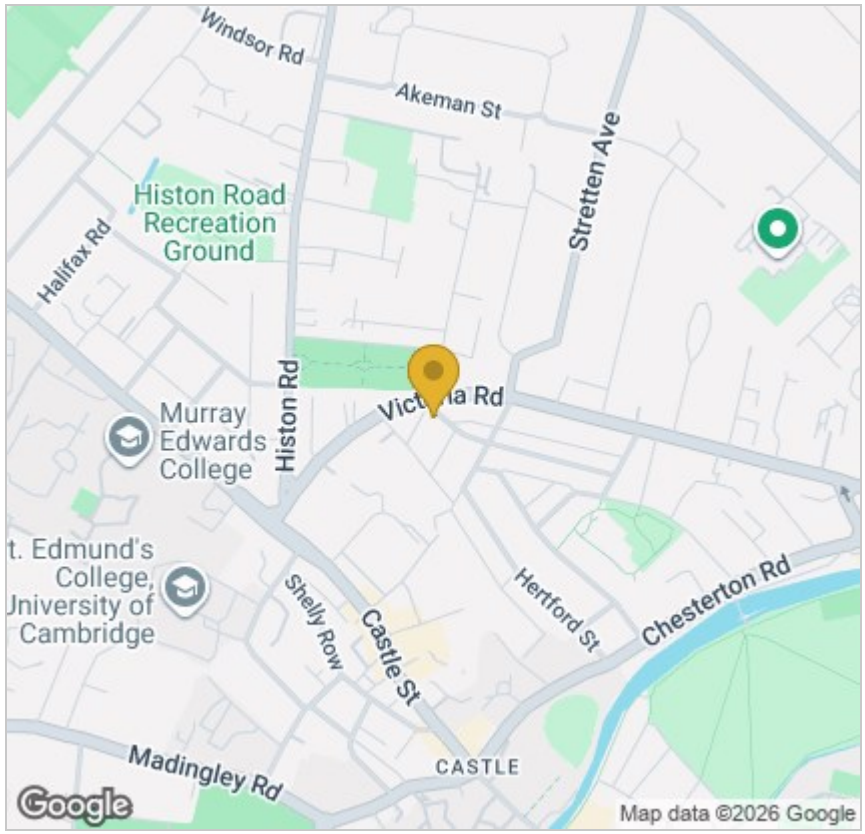
Ground Floor
Approx. 38.3 sq. metres (412.3 sq. feet)



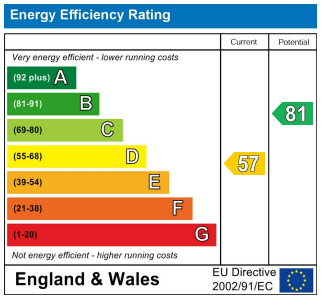
First Floor
Approx. 34.4 sq. metres (370.5 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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