



GRAY  
TOYNBEE



183 Sturton Street  
Cambridge, CB1 2QH

Guide price £650,000



## 183 Sturton Street

Cambridge, CB1 2QH

- Lovely park views
- 4 bedrooms
- Wonderful project opportunity
- City centre location
- Westerly facing garden

A superbly positioned 4-bedroom semi-detached property, with huge potential to modernise, overlooking St Matthews Piece and within walking distance of the centre of Cambridge.

Offering an excellent opportunity to adapt and improve, the property is spread over 3 floors and 1,250sqft. It maintains some lovely period features, including a bay window, panelled doors, picture rails and feature fireplaces, providing a wonderful template to create a lovely family home.

The property is set back slightly from the road behind a low-level brick wall and a small front garden. The front reception room has a bay window with shutters, a feature mantel and column radiators. The dining room is a good size, with a window looking out over the side of the garden. The kitchen would benefit from a redesign to possibly include the utility area beyond, where there is also a downstairs WC and





boiler.

At the back of the property, one steps down into the garden room, which has heating, power and is double-glazed, with doors leading out to the garden area, which itself has loads of potential to be a quiet spot. There is a side decked area perfect for outside seating and rear access to Petworth Street.

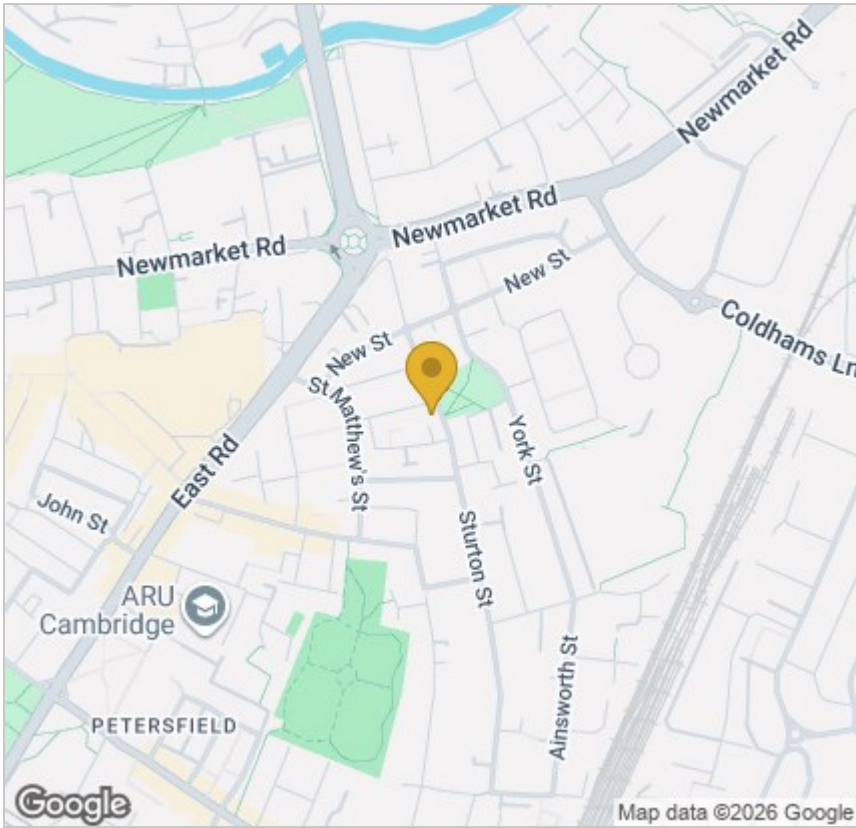
Upstairs, the rear bedroom is a single with integrated shelving. There is a shower room with a large walk-in shower, a heated towel rail, WC, and a basin. The middle bedroom is a good double with alcove storage. To the front of the property is another bedroom with lovely views over St Matthews Piece. The fourth bedroom is on the top floor and is a good size with excellent eaves storage.

While the property would benefit from a program of improvement, the end result could be an impressive family home in a highly desirable location.

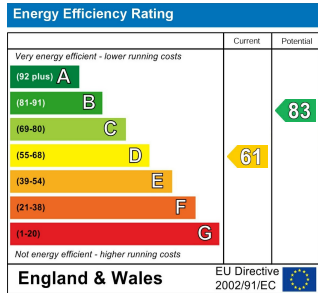
There is space for bikes in the front garden area and residents permit parking is available. Sturton Street is a residential road with the eclectic Mill Road at one end and amenities of the Grafton Centre at the other. Midsummer Common is a short walk away and the center of the city easily accessible.

[What3Words///index.faded.page](#)





### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: C

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