



2 Arthur Street
Cambridge, CB4 3BX

Guide price £575,000

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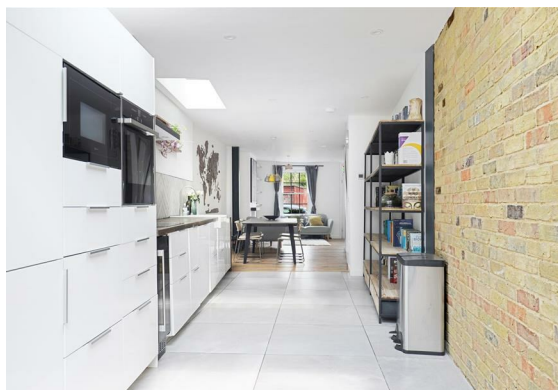
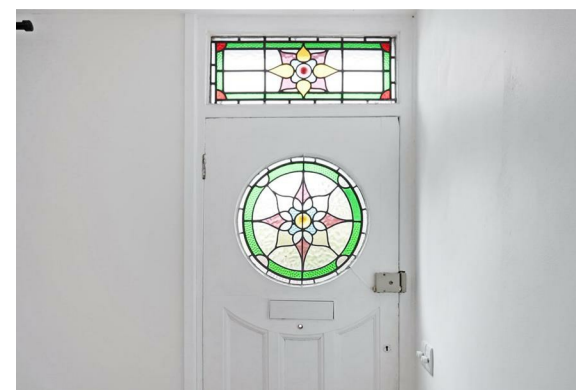
- High end kitchen
- Peaceful garden
- Investment opportunity
- Period property

A wonderful two-bedroomed end-of-terrace property finished to a high standard throughout via an inventive mix of modern and period features. Situated on the quiet road of Arthur Street not far from the amenities of Victoria Road and a short walk to the river and the center of the city.

The property itself consists of a beautiful open-plan ground floor living and dining area, set behind a partially stained glass front door. Notable details include original wooden flooring and a multi-fuel burner, as well as excellent under stairs storage

The dining area leads to the modern and superbly equipped kitchen offering Neff integral oven and microwave, integrated fridge freezer and dishwasher, instant hot water tap, wine fridge, Samsung washer dryer and underfloor heating. There are bi-fold doors to the rear, opening into an easy to maintain, peaceful garden providing side access to the street.

Upstairs is the double master bedroom with integrated storage,



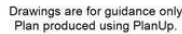


a second bedroom and a beautifully finished, modern, bathroom with free-standing bath, shower, wc and basin.

There is residents permit parking available on Arthur Street which itself is accessed from Victoria Road or Clare Street. The River Cam is a 5 minute walk away and central Cambridge only 15 minutes on foot. There are local amenities on Victoria Road as well as larger supermarkets on Histon Road. The A14 and M11 are also easily accessible.

///bridge.beam.fully





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		44	8

England & Wales

EU Directive 2002/91/EC

Council tax band: D

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