
GRAY
TOYNBEE
VK09 FGX
2 Arthur Street
Cambridge, CB4 3BX
Guide price £550,000
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2 Arthur Street

Cambridge, CB4 3BX

- 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 class front door. Notable details include original wooden flooring and a multi-fuel burner, as well as excellent under stairs storage

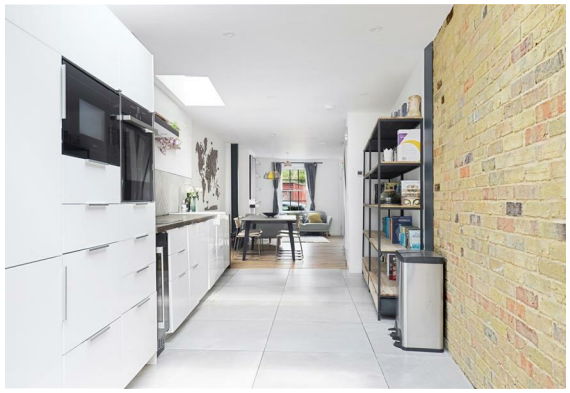
The dining area leads to the modern and superbly equipped kitchen offering Neff integral oven and microwave, integrated fridge freezer and dishwasher, instant hot water tap, wine fridge, Samsung washer dryer and underfloor heating. There are bi-fold doors to the rear, opening into an easy to maintain,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

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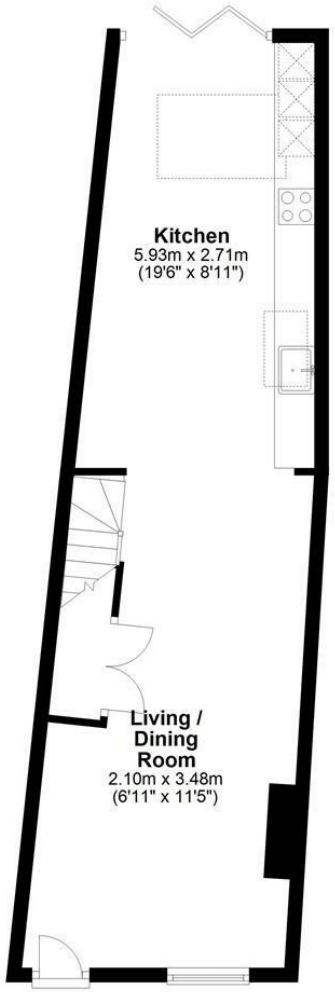




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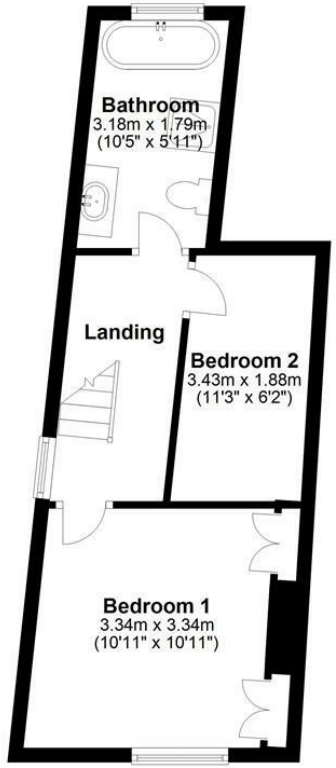
Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



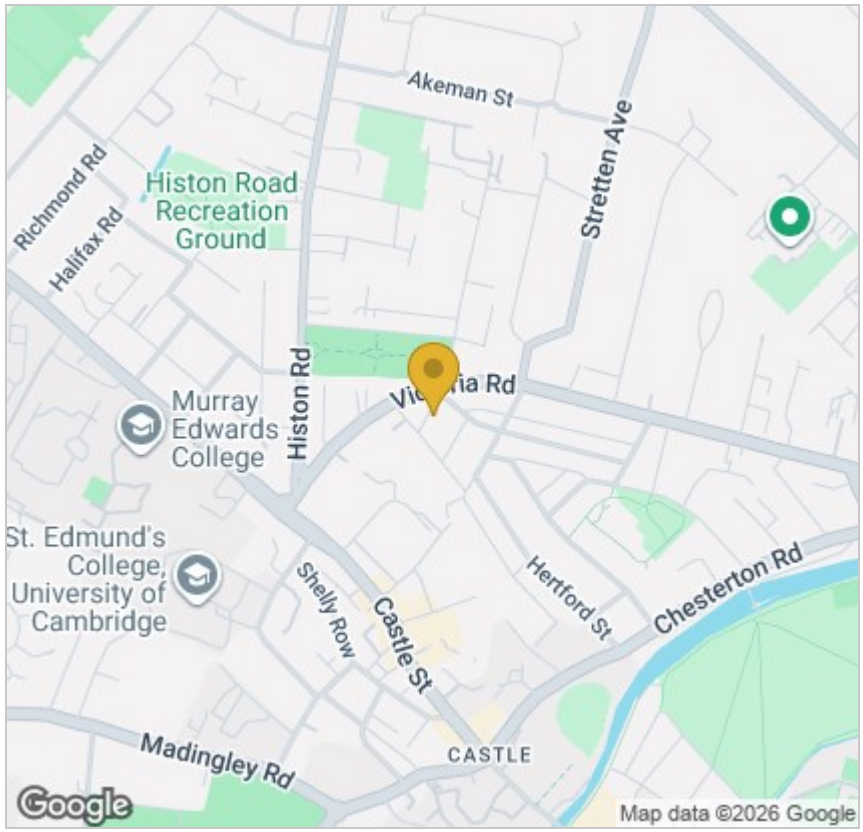
First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)

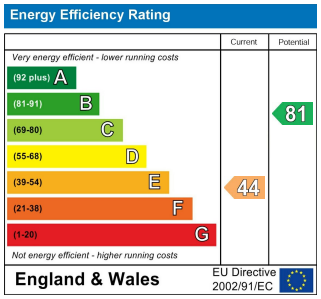


Total area: approx. 72.4 sq. metres (779.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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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