



10 Petworth Street, Cambridge, CB1 2LY
Guide Price £475,000 Freehold



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AN ATTRACTIVE VICTORIAN HOME RETAINING A WEALTH OF PERIOD FEATURES, ENJOYING AN ENVIABLE POSITION IN THE PETERSFIELD WARD A SHORT WALK FROM ST MATTHEW'S PIECE AND AVAILABLE WITH NO CHAIN.

- 670 sqft / 62 sqm
- 2 bed, 2 recep, 1 bath
- Gas-fired heating with radiators
- Plot size - 0.02 acres
- EPC – C / 69
- Mid-terraced house
- Victorian
- Permit parking
- Council tax band - C
- No onward chain

This well cared for Victorian house offers light and airy accommodation and has been well cared for and has served as a successful rental property for over 15 years.

The accommodation briefly comprises a bright living room which benefits from southerly aspects and built-in shelving, finished with exposed wood flooring which continues through to a dining room with a feature fireplace and stairs leading up to the first-floor. The kitchen has been fitted with a modern range of base and eye-level units. All integrated and freestanding appliances are to be included within the sale price. A door from the kitchen opens on the rear garden.

Upstairs are two bedrooms, both with attractive fireplaces and useful built-in storage cupboards. The bathroom has been fitted with a modern white suite and includes a separate bath and shower.

Outside, the front of the property is set back behind a shallow walled garden with a pathway to the main entrance. The private rear garden has been paved for ease-of-maintenance and enclosed by fencing. A secure gate gives pedestrian access back to the front of the property.

Location

Petworth Street is very conveniently located off Sturton Street and only 1 mile east of Cambridge City centre. Whilst the city centre is within walking and cycling distance, there is shopping and other facilities in the immediate area including both the Grafton Centre with its restaurants, gym and cinema and the Beehive Centre along with Tesco Superstore and Retail Park on Newmarket Road. The property lies within catchment area for St Matthew's Primary School.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

All fixtures and fittings are included within the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



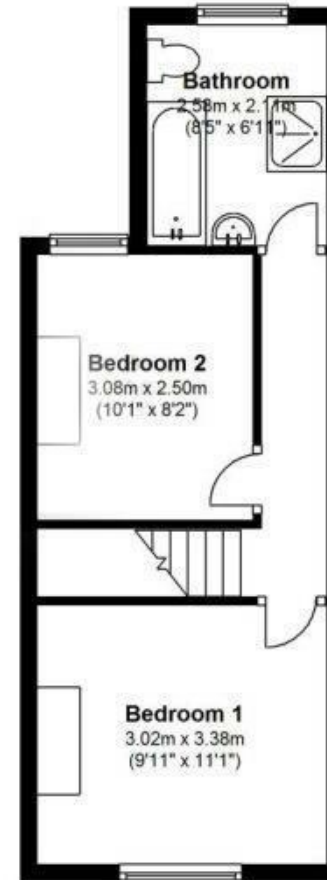
Ground Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.3 sq. feet)



Total area: approx. 62.3 sq. metres (670.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

