

48 Canterbury Street

Cambridge, CB4 3QF

Guide price £575,000

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- Refurbished throughout
- Beuatfully finished
- Quiet convenient location

A beautifully refurbished, stylishly appointed 2-bedroom Victorian terrace in a fantastically convenient location, just off Huntingdon Road and within walking distance of the City.

This pretty 740 sq, ft, house has been sensitively refurbished throughout. There is an open-plan living/dining room which has a fireplace and bespoke cupboards and shelving on either side. The room enjoys a dual aspect and has shutters fitted to the sash windows. The kitchen is a good size and has been refitted with handleless cabinets on three sides, with solid oak worktops, and has a gas hob, oven, integrated dishwasher, and washing machine. There is also a door to the garden.

Upstairs, there are two bedrooms, a large double room across the front of the house and then a good-sized single room. The bathroom has been refitted and includes a roll-top bath, separate shower cubicle, basin and WC, attractive wood flooring and a cast iron radiator.















The house has gas-fired central heating.

A shared pedestrian access leads to the rear, where there is a lovely garden that has been divided into three areas, one of which adjoins the rear of the house and includes a pedestrian right of way over which the adjoining neighbour has access. There are two completely private, fenced areas with mature shrubs, trees, and plants providing a good degree of privacy.

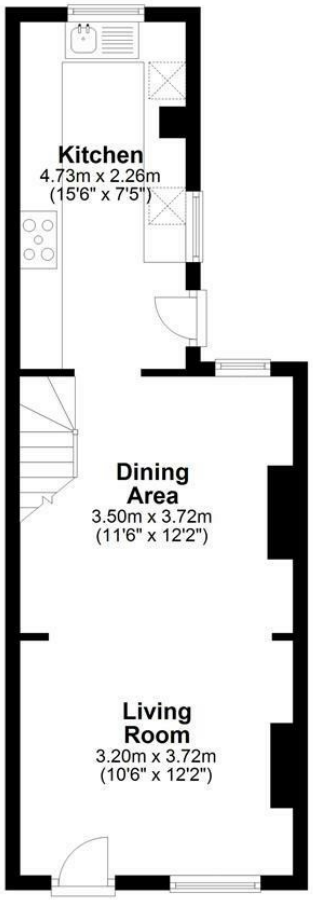
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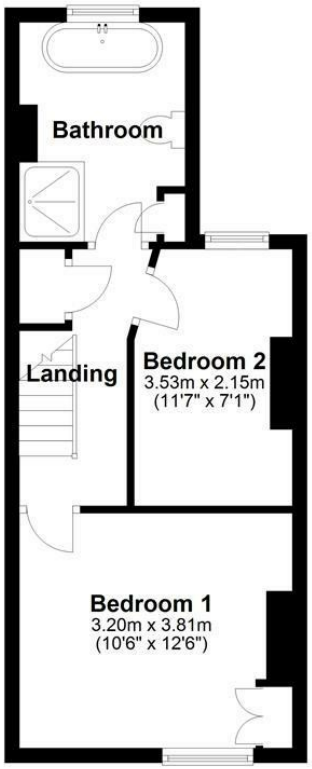


GRAY TOYNBEE

Ground Floor
Approx. 36.2 sq. metres (389.6 sq. feet)



First Floor
Approx. 32.6 sq. metres (351.4 sq. feet)

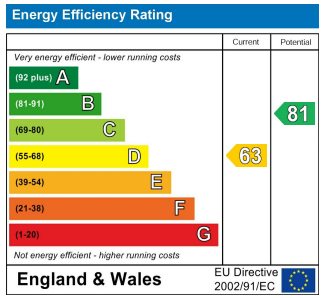


Total area: approx. 68.8 sq. metres (741.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D
In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com