



12 Parker Street  
Cambridge, CB1 1JL

Guide price £1,000,000

## 12 Parker Street Cambridge, CB1 1JL

- Prime central city location
- No chain
- Cornering Parker's Piece
- Around 500 yards from the City Centre
- Grade II Listed
- Permit parking

A bright & charming Grade II Listed Victorian residence, occupying a prominent position on the southern fringes of The Kite. The property corners onto Parker's Piece & is for sale with no chain.

No.12 Parker Street is a charming mid-terraced house dating from the late 1800s, extended to the rear & enjoying a quiet courtyard garden. The property is a stone's throw from Parker's Piece & just a 7-minute cycle ride from Cambridge Station.

An entrance lobby has a fanlight & double doors to the entrance hall with stairs down to the basement & first-floor, finished with original wood flooring continuing through to the main reception room. The bay-fronted living room benefits from a dual aspect, high ceilings & recessed glazed French doors with a stained glass fanlight, opening onto the courtyard. The dining room has built-in storage & an east-facing window. Adjoining the dining area is a kitchen with a matching range of base & eye-level units; integrated appliances include a dishwasher, double oven & 4-ring gas hob with extractor over. Completing the ground floor accommodation is a cloakroom W.C.





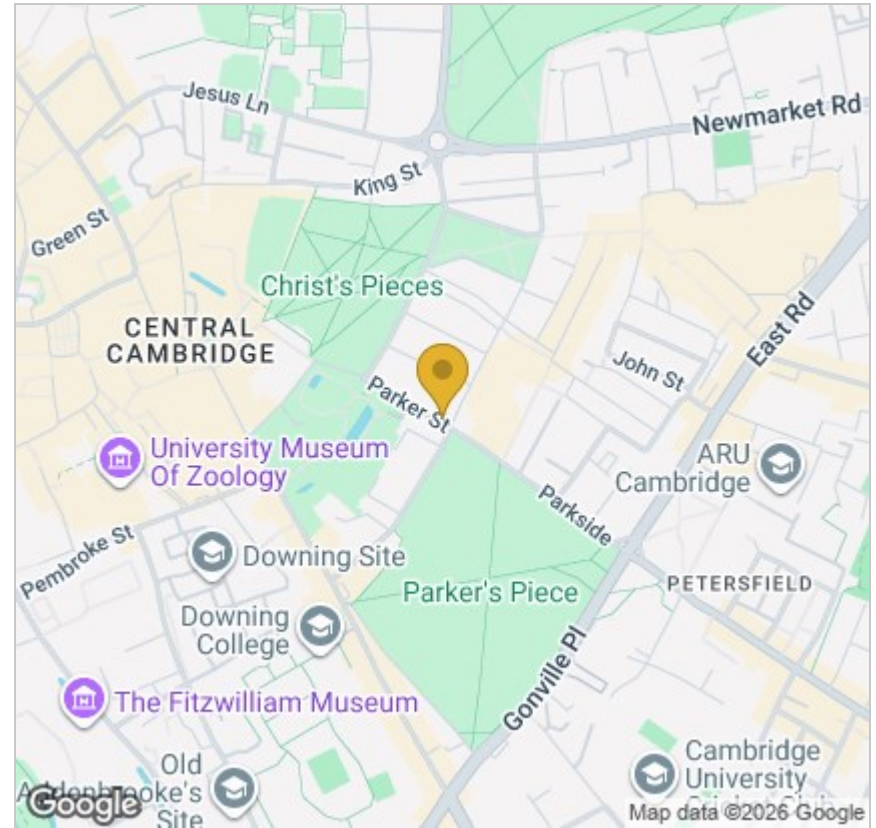
which has potential to convert to a shower room. The basement has been fully tanked, has power & could serve as a study or storage room.

Upstairs are 3 double bedrooms, the master bedroom with built-in cupboards & splendid views over Parker's Piece. Bedroom 2 has an ensuite shower room & there is a further shower room just off from the landing.

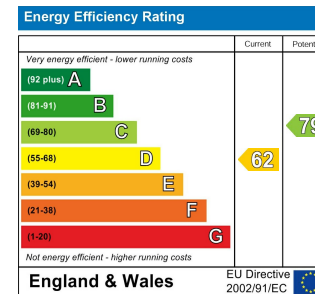
Outside, the house is set behind iron railings with steps to the entrance. The private walled rear garden measures 17.7m x 6m, is predominantly paved & has an apple tree that fruits. The courtyard is bordered with a variety of established shrub & planting.

Agents Note: Some of the internal marketing photographs have been virtually dressed.





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

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