



61 Argyle Street
Cambridge, CB1 3LS

Guide price £690,000

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- Charming late Victorian cottage
- 1144 sqft / 106 sqm
- 3 bed, 2 recep, 1.5 bath
- Quiet, near central city location

A much improved late-Victorian home of 1144 sqft/106 sqm, finished to a superb standard & enjoying a convenient position in the heart of Romsey, a short walk from the station & Mill Road.

In Romsey Town, one of Cambridge's popular residential areas, this beautifully restored 3-bedroom home blends charm with modern living.

Every detail has been thoughtfully considered. The home is entered via a solid timber door with fanlight over, leading to an entrance hall with stairs to first floor & retaining decorative archway & corbels. Attractive flooring, an abundance of natural light & a spacious kitchen/breakfast room with underfloor heating sit alongside a light-filled open-plan living/dining room with built-in shelving/storage & a wood-burning stove.

The bedrooms & family bathroom are arranged over 2 floors, the second floor bedroom with built-in cupboards, an ensuite W.C & French doors opening onto a Juliet balcony.

Outside the rear garden extends to around 35ft/10.6m & enjoys a





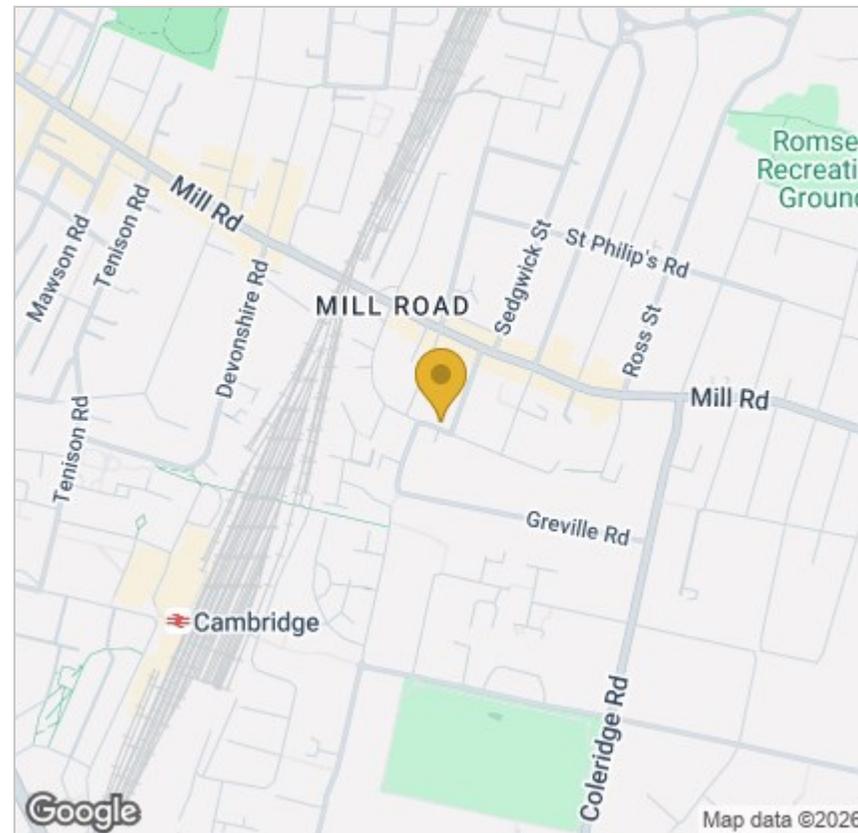
superb degree of privacy. There is a storage shed & various cultivated stocked beds bordered by railway sleepers & a terraced seating area at the foot of the garden, coupled with rear pedestrian access leading onto nearby Cockburn Street.

Argyle Street is a short walk from Mill Road with its diverse range of vibrant shops & eateries. The property is also conveniently placed for easy access to a wide range of facilities & amenities including Parker's Piece, Kelsey Kerridge Sports Centre, Parkside Pool & Gym, & is within walking or cycling distance to Cambridge mainline railway station with services to London's King's Cross & Liverpool Street. Addenbrooke's Hospital/Cambridge Biomedical Campus is about 2.2 miles to the south & the Cambridge Science Park approximately 3.5 miles to the north.

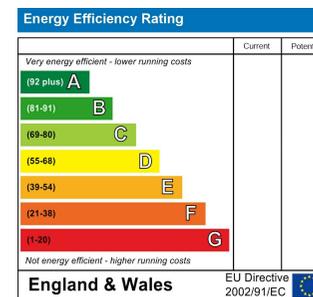




Approx. gross internal floor area 106.3 sqm (1144.4 sqft)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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