Radcliffe & Rust
Residential sales & lettings

42 Great Eastern Street, Cambridge CB1 3AD
Guide Price £450,000

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Radcliffe & Rust Estate Agents are delighted to offer for sale this two-bedroom Victorian terrace property situated on Great Eastern Street in Cambridge, CB1. Occupying an enviable position just moments from the vibrant Mill Road district, this sought-after location offers the perfect blend of city living, excellent connectivity and a thriving local community. Renowned for its eclectic mix of independent cafés, restaurants, pubs, delicatessens and boutique shops, Mill Road is one of Cambridge's most popular destinations, providing an abundance of amenities all within easy walking distance. Cambridge city centre, the historic market square and the Grafton Shopping Centre are all easily accessible, while nearby Parker's Piece and Christ's Pieces offer attractive open green spaces for recreation and leisure. Cambridge railway station is approximately a 10-minute walk away, providing direct services to London King's Cross and Liverpool Street, making this an ideal location for commuters. The area is also well served by regular bus routes and excellent cycle links, with Addenbrooke's Hospital, Cambridge Biomedical Campus and several of the city's leading schools and colleges all within easy reach. Combining convenience, character and a vibrant community atmosphere, Great Eastern Street is a highly desirable location from which to enjoy everything Cambridge has to offer.

Stepping through the front door, you are welcomed into a practical entrance hall with stairs rising to the first floor and access to the principal reception room.

Positioned at the front of the property, the dining room is a bright and versatile space, equally suited to formal dining or as an additional reception room depending on your lifestyle. A large window fills the room with natural light, while the beautiful stripped wooden flooring and period proportions create a warm and inviting atmosphere. A useful under-stairs storage cupboard provides an excellent space for coats, household items or everyday essentials.

To the rear, the spacious living room provides a comfortable place to relax and entertain. Continuing the attractive timber flooring, this generously sized reception room offers ample space for a range of furniture and enjoys an open feel as it leads through to the rear hallway.

The rear hallway is a particularly attractive feature of the home, with a vaulted ceiling incorporating rooflights that flood the space with natural light. Bespoke shelving provides useful storage, while an exposed brick archway adds character and leads seamlessly into the kitchen.

Recently updated, the kitchen has been thoughtfully designed with a comprehensive range of shaker-style units complemented by solid wood-effect worktops and striking patterned tiled splashbacks. Integrated cooking appliances, generous work surface space and views over the rear garden make this a practical and stylish room for everyday living. A door provides direct access outside.

Moving upstairs, the first floor landing provides access to both bedrooms and the family shower room.

The principal bedroom is situated at the front of the property and is a well-proportioned double bedroom with attractive stripped wooden flooring, fitted storage and plenty of space for additional bedroom furniture. A particular benefit is the adjoining en suite WC, providing added convenience while keeping the main shower room free for other members of the household or guests.

Bedroom two overlooks the rear garden and is another bright room that would make an ideal guest bedroom, nursery or home office.

Completing the accommodation is a beautifully refitted shower room, finished to a high contemporary standard with a walk-in rainfall shower, vanity wash basin and heated towel rail, all complemented by stylish contemporary tiling throughout.

Outside, the enclosed rear garden is laid mainly to lawn with a paved pathway leading to the rear, bordered by mature planting that provides an excellent degree of privacy. The garden offers an excellent balance of lawn and patio space, making it well suited to relaxing, gardening or outdoor entertaining. On-street parking is available to the front of the property, providing convenient parking for residents and visitors alike.

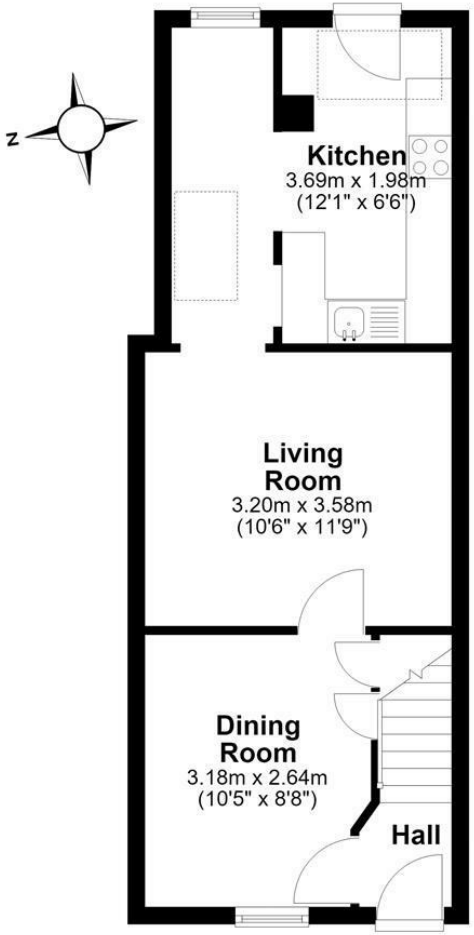
This attractive Victorian home is being offered for sale with the added benefit of no onward chain, making it an excellent opportunity for buyers looking for a straightforward purchase. To fully appreciate everything this property has to offer, please contact Radcliffe & Rust today to arrange your viewing.

Agent notes

Tenure: Freehold
Council tax: Band C
Chain details: No onward chain

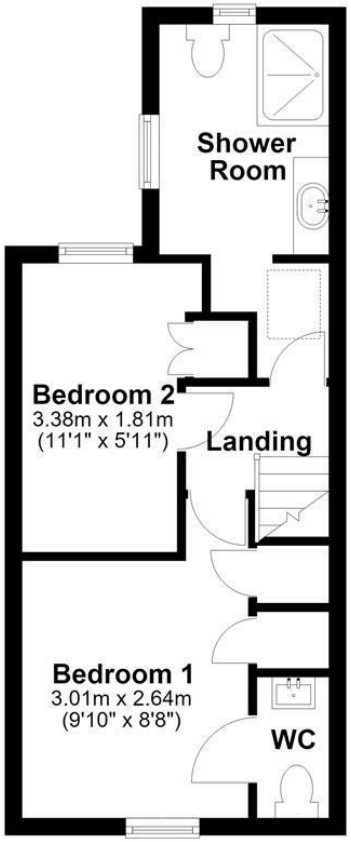
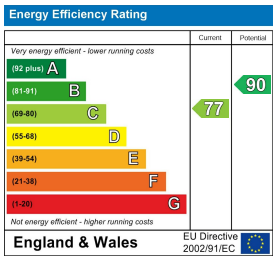
Ground Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.1 sq. feet)



Total area: approx. 64.1 sq. metres (690.2 sq. feet)