



51 Mawson Road, Cambridge, CB1 2DZ
Guide Price £620,000 Freehold



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A SPACIOUS AND WELL-PRESENTED, VICTORIAN MID-TERRACE HOUSE, OFFERING TWO DOUBLE BEDROOMS AND A PLEASANT REAR GARDEN, SITUATED ON A SOUGHT-AFTER ROAD WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND CITY CENTRE. NO ONWARD CHAIN.

- 72 sqm / 775 sqft
- Attractive period features
- 4-piece family bathroom
- Open plan living/dining room
- Plot size - approx 0.03 acres
- Charming late Georgian home
- 2 generous double bedrooms
- Extended kitchen
- Residents permit parking
- Gas central heating to radiators

This charming, mid-terrace Victorian home has been very well-cared-for and offers both spacious and characterful accommodation, with a wealth of period features. The property occupies a highly convenient and sought-after location to the southeast of the city centre, a short walk from the railway station and the vibrant Mill Road.

The entrance hall has a staircase to the first floor and leads to the living/dining room. Benefitting from a dual aspect, the living/dining room has a storage cupboard under the stairs and attractive features including a wood-burning stove with limestone surround, decorative panelled walls and ornate ceiling roses. Located at the rear of the house is the kitchen, which has a range of base and wall units and a side door to the rear garden. It is very well-equipped, with two ceramic sinks, plumbing for a washing machine and a dishwasher, a wall-mounted combination boiler, space for a fridge/freezer, and an integrated electric oven and hob.

On the first floor, there are two bedrooms, both of which are double in size, with the master bedroom including fitted storage. The impressive family bathroom is fitted with a stylish four-piece suite comprising a panelled bath, shower cubicle, vanity unit with a wash basin, WC and a heated towel rail.

Outside, the delightful rear garden has an easterly aspect and features a variety of well-stocked beds with trees, shrubs and flowers. It is predominantly laid to gravel, with an area to the rear screened to conceal the bins and a pedestrian rear access gate.

Location

Mawson Road is in a popular and convenient location, situated off Mill Road between Glisson and Tenison Road, close to the city centre (Market Square is 1 mile), railway station (0.5 miles) and many of the facilities offered by the University.

There is plenty of local shopping and eateries available on Mill Road and Hills Road whilst the city centre is less than 1 mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are several excellent schools and nurseries available within walking distance, both state and independent. Most notably is the Ofsted rated 'outstanding', Parkside Community College, which is 0.5 miles away.

Agent's Note

The property is located within the Mill Road Conservation Area.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



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Approx. gross internal floor area 72 sqm (775 sqft)



