



54 Gwydir Street, Cambridge, CB1 2LL
Guide Price £650,000 Freehold



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A CHARMING, TWO-BEDROOM VICTORIAN HOME, PROVIDING IMPRESSIVE ACCOMMODATION AVAILABLE WITH NO ONWARD CHAIN.

- 2 bed Victorian terraced home
- Upstairs modern bathroom, separate utility
- Gas-fired heating to radiators
- Mature landscaped garden
- Residents' permit parking
- 850.7 sqft / 79 sqm
- Garden studio
- 1 spacious reception room
- Plot size - approx 0.03 acres
- Popular city location

A beautifully presented Victorian terraced home occupying a highly desirable position on the ever-popular Gwydir Street, offering characterful accommodation and generous rear garden. Extending to approximately 850 sqft, with additional garden studio, this attractive property successfully combines period charm with practical modern living.

The ground floor is arranged around a bright and welcoming sitting room, which opens through to a spacious dining area, creating an excellent open-plan reception space ideal for both everyday family life and entertaining. To the rear, the well-appointed kitchen provides ample storage and work surfaces and leads directly to a useful utility room with access to the garden.

The first floor offers two comfortable double bedrooms and a particularly generous family bathroom featuring both bath and shower facilities. The accommodation is well balanced throughout and retains the warmth and character associated with Cambridge's sought-after Victorian terraces.

Outside, the enclosed rear garden provides an attractive and private outdoor space with the added advantage of a detached garden studio. This versatile building is perfectly suited as a home office, artist's studio, gym.

Agent's Note

The property is located within a conservation area.

Location

Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between East Road and Mill Road, around half a mile east of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is a 15 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College which is Ofsted rated as 'outstanding'.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

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

Viewing

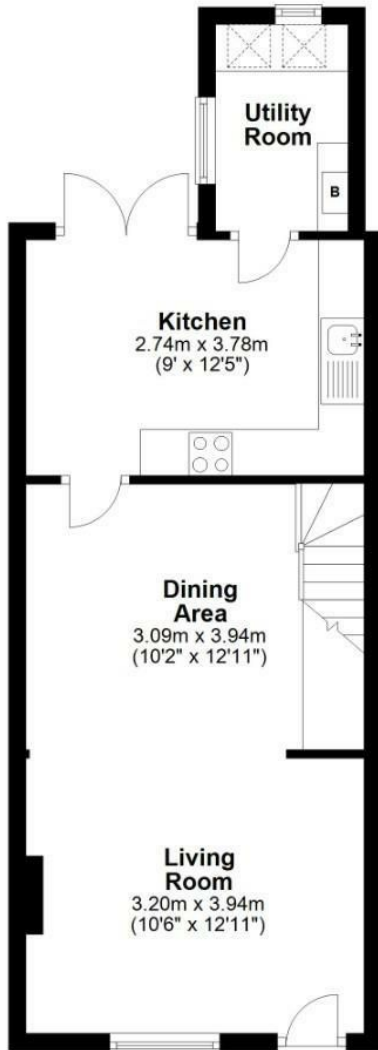
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



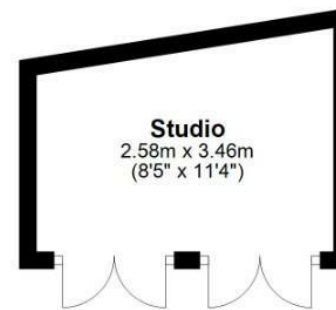
First Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Garden Studio

Approx. 8.1 sq. metres (86.8 sq. feet)



Total area: approx. 79.0 sq. metres (850.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



