

Petworth Street, Cambridge, CB1 2LY

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Guide Price £450,000



An attractive three-bedroom Victorian terraced house, providing well-arranged accommodation extending to approximately 725 sq ft, with two separate reception rooms and an enclosed rear garden, conveniently situated for Cambridge city centre, the railway station and a wealth of local amenities.

LOCATION

Petworth Street is conveniently situated to the east of Cambridge city centre, providing excellent access to a wide range of local amenities and facilities. The nearby Grafton Centre and Beehive Centre offer an extensive selection of shops, supermarkets, cafés, restaurants and leisure facilities, whilst the historic city centre provides a further wealth of independent retailers, restaurants and cultural attractions. Anglia Ruskin University is within particularly convenient walking distance, whilst the city's colleges, university departments and employment centres are readily accessible. Cambridge railway station is also within easy reach, providing regular services to London King's Cross and Liverpool Street, together with connections to a number of other destinations. The location is therefore particularly well suited to those seeking convenient access to the city, whether as a principal residence or an investment purchase.








Sitting Room

A particularly inviting reception room positioned to the front of the property, enjoying a good degree of natural light from the large front-facing window. The room is centred around an attractive fireplace with timber surround, providing a focal point to the accommodation, with ample space for a range of seating and associated furniture. A door leads through to the inner hallway and staircase rising to the first floor.

Dining Room

A separate and well-proportioned reception room, positioned towards the rear of the property and enjoying a pleasant outlook through the rear-facing window. The room comfortably accommodates a dining table and chairs, with useful space for additional furniture, making it ideally suited to both everyday dining and entertaining. A doorway leads through to the kitchen.

Kitchen

Fitted with a range of wood-effect wall and base units, complemented by dark work surfaces and tiled splashbacks. There is a stainless-steel sink unit with mixer tap, together with an integrated electric oven and ceramic hob. Further space and provision are available for a washing machine and fridge/freezer. The kitchen is arranged in a practical galley-style layout, with a window providing natural light.

Bathroom

Situated to the rear of the ground floor and fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin and WC. The room is finished with complementary wall tiling, together with a heated towel rail and bathroom storage.

First Floor

Bedroom One

A well-proportioned double bedroom situated towards the front of the property, enjoying a large front-facing window and providing ample space for a double bed and associated bedroom furniture. Built-in wardrobe storage is also provided.

Bedroom Two

A further good-sized bedroom, positioned towards the centre of the first floor and offering space for a bed and additional bedroom furniture. The room also benefits from built-in storage.

Bedroom Three

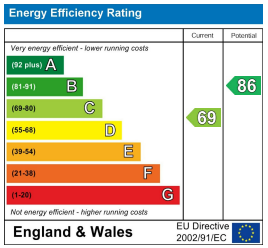
A third bedroom positioned towards the rear of the property, with a rear-facing window and built-in storage. Whilst more modest in size, the room offers flexibility for use as a single bedroom, home office or study.

Outside

To the rear of the property is an enclosed garden, predominantly laid to paving and providing a practical, low-maintenance outdoor space. The garden is enclosed by timber fencing and benefits from a useful timber garden shed, together with a rear pedestrian access gate.







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Tenure - Freehold

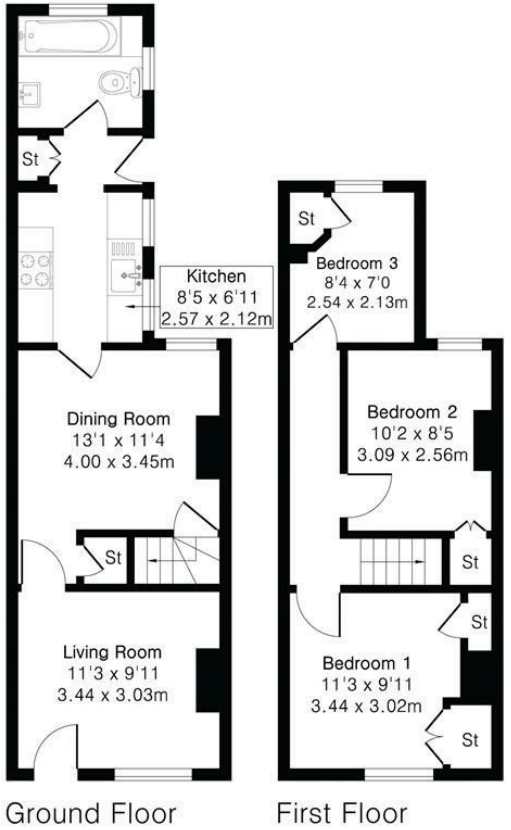
Council Tax Band - C

Local Authority - Cambridge City

Approximate Gross Internal Area 725 sq ft - 67 sq m

Ground Floor Area 397 sq ft – 37 sq m

First Floor Area 328 sq ft – 30 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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