



17 Clarendon Street, Cambridge, CB1 1JU  
Guide Price £750,000 Freehold



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**A BROAD VICTORIAN TOWNHOUSE WITH PART-WALLED REAR GARDENS, PROVIDING ACCOMMODATION OVER THREE FLOORS, REQUIRING A FULL REFURBISHMENT PROGRAMME, IN A SUPERB CENTRAL CITY LOCATION, YARDS FROM PARKER'S PIECE.**

- 1312 sqft / 121 sqm
- 3 bedrooms, 3 receptions, 1.5 bath
- South-east facing part-walled rear garden
- Plot size - 0.03 acres
- No onward chain
- Victorian townhouse
- Permit parking scheme
- In need of complete renovation
- EPC - E / 68
- Separate access to lower ground floor via front garden area

This attractive Victorian townhouse on Clarendon Street provides well-proportioned accommodation extending to 1312 sqft over three versatile floors. The property requires a full and extensive renovation programme to create a fine period home positioned moments from the historic centre and excellent schools.

The property is set behind attractive wrought iron railings with steps leading down to the lower ground floor level. The entrance door opens to a long reception hall, which provides access to a generous dual aspect reception room (formerly two rooms) and a rear lobby leading to a bathroom with a separate shower cubicle and WC. Access to the rear garden is from this area.

A staircase leads to the lower ground floor, which provides a WC, a basic kitchen in need of modernisation and a large dining room with access to the street above.

The first-floor landing provides a built-in double storage cupboard and leads to three bedrooms. Bedrooms one and two are double bedrooms and offer built-in storage.

Outside, a south-east facing rear garden is fully enclosed and provides a paved patio area and lawn with established borders of various plants and shrubs. There is a useful timber storage shed.

This centrally located period town house in the Kite area of the city offers excellent scope for improvement and benefits from being sold with no onward chain.

**Location**

Clarendon Street, which forms part of a conservation area, is a well situated no through road lying very close to Parker's Piece, Christ's Pieces and the Grafton Centre within walking and cycling distance of the city centre and many of the facilities offered by the university. There is a good range of local shopping facilities in the immediate area with wide range of open spaces nearby. Local primary schooling is at St Paul's or Park Street and secondary schooling is at Parkside Community College with private schooling for all age groups in the city.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Fixtures and Fittings**

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

**Viewing**

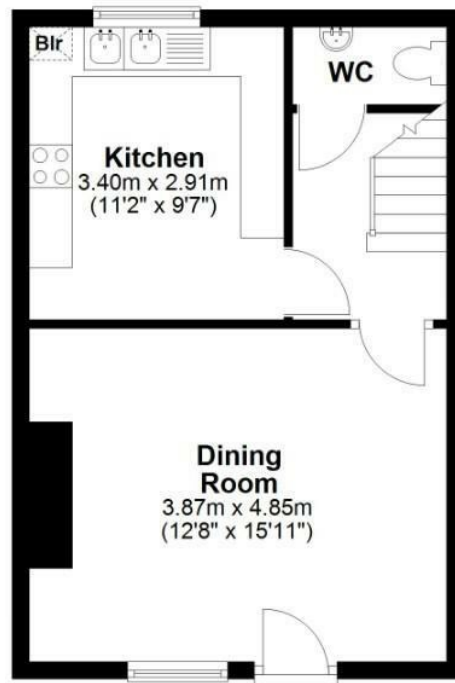
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





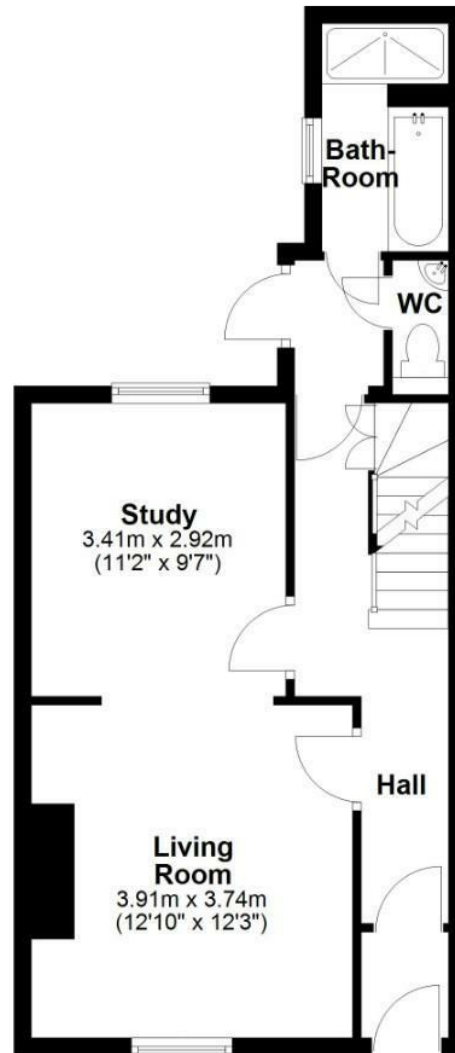
### Lower Ground Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



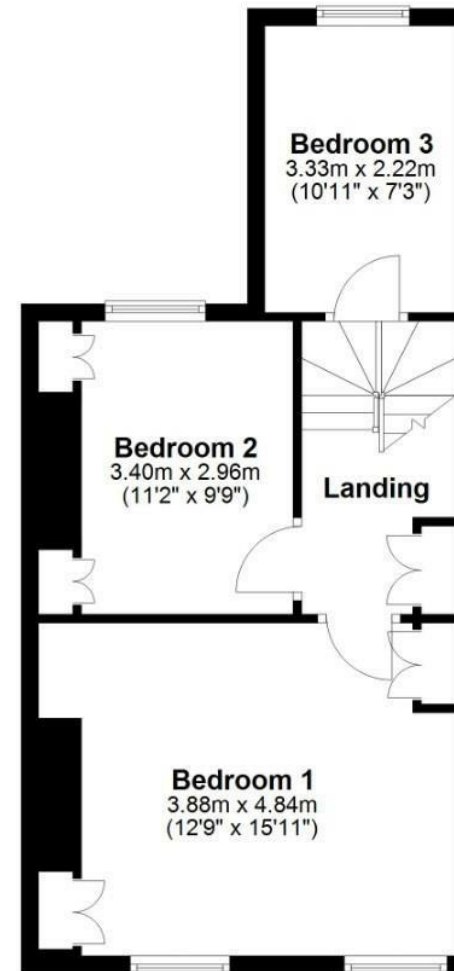
### Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Total area: approx. 121.9 sq. metres (1312.0 sq. feet)

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

