



Ivy Court Sleaford Street, Cambridge, CB1 2NX  
Guide Price £800,000 Freehold



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**A STYLISH, VICTORIAN-STYLE TOWNHOUSE OFFERING SPACIOUS ACCOMMODATION INCLUDING FOUR BEDROOMS, OCCUPYING A CONVENIENT AND QUIET SETTING IN AN EXCLUSIVE DEVELOPMENT OF JUST SIX HOUSES, CLOSE TO THE CITY CENTRE AND RAILWAY STATION.**

- Victorian-style townhouse built in 2003
- 120.9m<sup>2</sup> / 1,301ft<sup>2</sup>
- 4 bedrooms, 1 with en suite shower room
- Kitchen/breakfast room and living room with part-glazed roof
- Front driveway and enclosed west-facing rear garden
- Superb, secluded near central location
- Gas central heating to radiators
- EPC- B /82
- Council tax band-E
- Plot size 0.03 acres

5 Ivy Court forms part of an impressive and exclusive development of just 6 houses, to the east of the city centre. It is enviably located in the sought-after area of Petersfield, within easy reach of a variety of amenities, the city centre and Cambridge railway station. It also falls within the catchment for St Matthew's Primary School and Parkside Community College, which have achieved Ofsted ratings of good and outstanding, respectively.

On the ground floor, the property enters into a spacious entrance hall which has stairs to the first floor with storage under and access to a cloakroom with WC. With a tiled floor and a range of fitted base and wall units, the kitchen/breakfast room has contrasting granite worktops, gas hob with stainless splashback, extractor chimney over and electric oven under, integrated fridge/freezer, dishwasher and washing machine. The impressive living room is sizeable and bright, with a part-glazed roof, French doors opening onto the rear garden and a feature gas fireplace.

On the first floor, there are 3 bedrooms, two of which are good-sized doubles, with the master bedroom including a stylish, 3-pc en suite shower room. Partly tiled, the family bathroom has a paneled bath with mains shower over, wash basin and low-level WC with hidden cistern.

On the second (top) floor, there is a Velux window providing natural light to the landing, storage cupboard with gas boiler and hot water cylinder, and a further double bedroom with dual aspect and storage eaves.

Outside, there is a paved driveway to the front providing parking for one vehicle. Gated pedestrian access leads to the rear garden, which is fully enclosed and low maintenance, with a patio area, decking and a cycle store.

**Location**

Ivy Court, which is accessed via Sleaford Street, is very conveniently situated close to York Street and Sturton Street, approximately 1 mile east of Cambridge City centre. It is superbly located a stone's throw from the Beehive Centre, with Mill Road and its wide range of shops, restaurants and other facilities a short walk away. Cambridge railway station is a 4-minute cycle ride or 18-minute walk away.

**Tenure**

Freehold

**Services**

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

**Agents Note**

There is a service charge (amount TBC) for the maintenance of the courtyard, which we understand is undertaken by a neighbour.

**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.

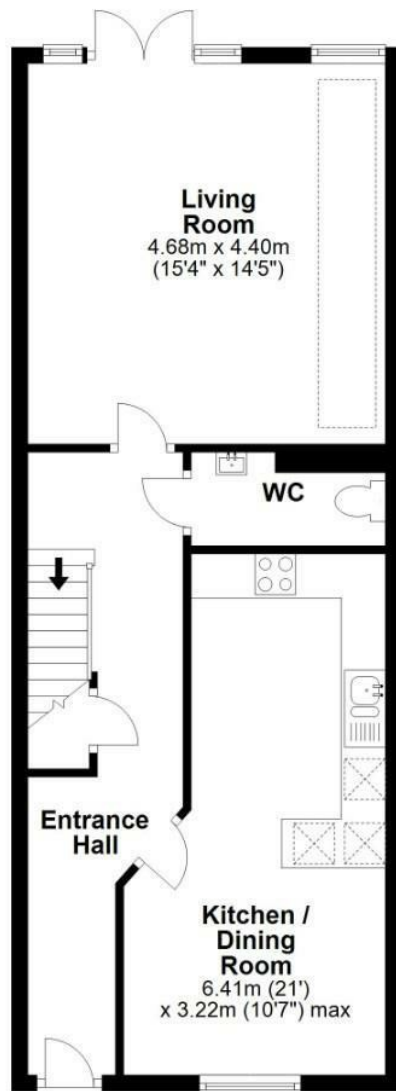
**Viewing.**

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



## Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



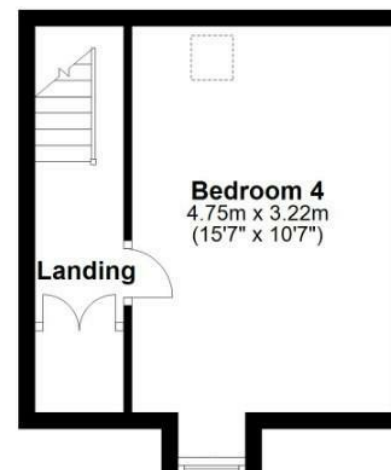
## First Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



## Second Floor

Approx. 21.4 sq. metres (230.6 sq. feet)



Total area: approx. 124.9 sq. metres (1344.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 82      | 85        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

