



86 Ainsworth Street, Cambridge, CB1 2PD
Guide Price £620,000 Freehold



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A FINE VICTORIAN HOUSE WITH A MODERN GLASS EXTENSION CONNECTING TO LANDSCAPED GARDENS AND A HOME STUDIO/OFFICE, LOCATED IN PETERSFIELD AND WITHIN EASY REACH TO MILL ROAD AND CAMBRIDGE STATION.

- 818 sqft / 76 sqm
- 2 bedrooms, 2 receptions, 1 bathroom
- Restored sash windows with double-glazing throughout
- Prime central location close to Mill Road
- Sitting room with woodburning stove. Oak flooring throughout
- Victorian house with modern glass extension
- Landscaped rear garden. Plot size - approx 0.04 acres
- On-street parking is available
- Gas central heating to radiators
- Insulated home office/studio with power and lighting

86 Ainsworth Street is an attractive, two bedroom Victorian terrace house, which has been significantly improved and transformed by a striking contemporary glass extension.

The property blends fine period features with modern design and cleverly connects the inside to established and well-designed outside spaces.

The accommodation comprises a well-proportioned reception room with sash windows, wooden floorboards, panelled staircase, bespoke recess book shelving and an effective inset woodburning stove. A sliding door opens to a refitted and well-equipped kitchen, which provides low-level units and drawers under a granite working surface with matching upstands, wall-mounted shelves and space for freestanding appliances. There is access to a courtyard area and a separate access leading to an extensively glassed dining area providing views of and access to the garden.

Upstairs, an impressive landing area leads to a bathroom suite with a separate shower cubicle and two double bedrooms both with ample built-in wardrobes and storage.

Outside, there is an established open front garden. The landscaped rear garden has been well designed in sections with a patio area perfect for entertaining, extensive planting and trees with raised beds leading to a graveled area in front of the studio. This private garden provides a well-constructed home office/studio with a decked seating area.

Location

Ainsworth Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Sleaford Street and Hooper Street, around 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 10 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 both of which are 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

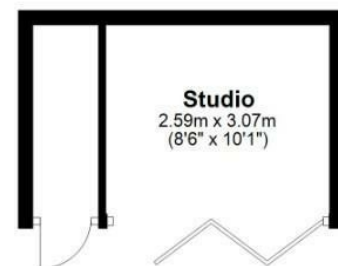
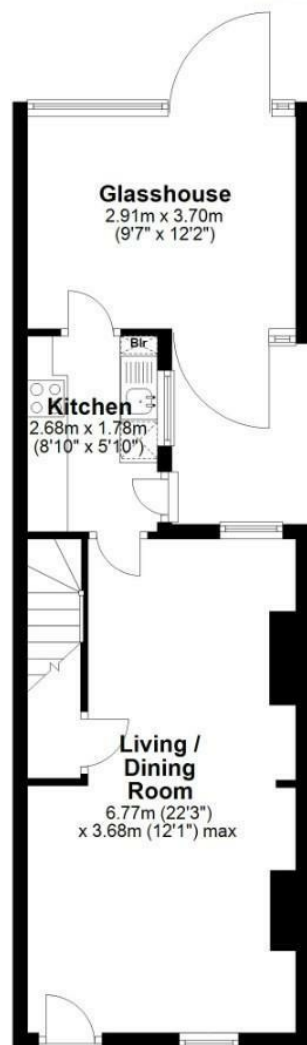
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Main area: approx. 40.8 sq. metres (439.2 sq. feet)
Plus studio, approx. 10.5 sq. metres (113.5 sq. feet)



Main area: Approx. 76.0 sq. metres (818.6 sq. feet)
Plus studio, approx. 10.5 sq. metres (113.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 35.2 sq. metres (379.3 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	57	69
EU Directive 2002/91/EC		

