

4 Melbourne Place, Cambridge, CB1 1EQ

Guide Price £550,000 Freehold

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A CHARMING 2-BEDROOM TOWNHOUSE BENEFITTING FROM A SOUTH-FACING WALLED REAR GARDEN, LOCATED ON MELBOURNE PLACE. POSITIONED ON THIS ATTRACTIVE PEDESTRIAN TERRACE, YARDS FROM PARKER'S PIECE AND THE CITY CENTRE.

- 814.2 sqft / 75.6 sqm
- South-facing rear garden with brick-built store
- Newly redecorated interior
- No onward chain
- Prime central location
- 2 bedrooms, 1 reception, 1 bathroom
- Plot size - approx 0.04 acres
- Rear access to Mud Lane
- Gas central heating to radiators
- Residents permit parking scheme

This attractive Victorian townhouse on Melbourne Place occupies a privileged position along this endearing terrace, yards from the historic centre and within easy reach of Cambridge Station and Mill Road.

The property is set behind a mature front garden, which provides screening and privacy from this pedestrian street, opposite Parkside Community College.

Bright and airy accommodation is arranged over two floors and there is scope for expansion, to the rear (subject to planning consents). The accommodation comprises an entrance hall with concealed understairs storage, a dual aspect sitting/dining room with recess cabinetry, book shelving, a fireplace and access to a private courtyard area. A well-equipped kitchen with modern storage units and appliances completes the ground floor accommodation.

Upstairs, a landing area leads to a utility room with a bathroom off and two bedrooms, both providing built-in storage.

Outside, an enclosed walled garden benefits from a south-facing aspect and a brick-built store proving pedestrian access to Mud Lane. The garden has established planting and a private courtyard patio area.

This elegant townhouse is offered for sale with no onward chain.

Agent's Note
Some movement was detected at the rear of property and found to be due to leaking drains. The ground was stabilised and reinforced and a warranty was provided by Mainmark engineering. The drains were investigated and rerun with a guarantee, Monitoring is now complete. A Certificate of Adequacy was issued by Innovations, the coordinating company.

The property is Grade II Listed and located within the Kite conservation area

Location
Melbourne Place, which runs between Eden Street and Parkside, is a pedestrian walkway with vehicular access at the rear via Mud Lane. It is extremely well situated being almost adjacent to Parker's Piece and the city centre (Market Square) is about 0.6 miles away. It is well positioned for many of the city's facilities and the university departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away.

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 /leasehold interest.

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







Ground Floor

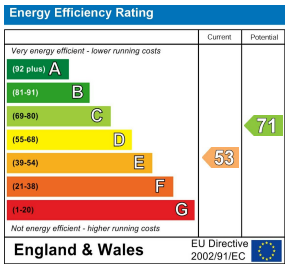
Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.6 sq. feet)

Total area: approx. 75.6 sq. metres (814.2 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















