



90 Gwydir Street, Cambridge, CB1 2LL
Guide Price £650,000 Freehold

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AN EXTENDED AND SIGNIFICANTLY IMPROVED VICTORIAN HOUSE ON GWYDIR STREET, PROVIDING IMPRESSIVE ACCOMMODATION OVER THREE FLOORS, A LARGE REAR GARDEN AND AN ABOVE AVERAGE ENERGY EFFICIENCY RATING.

- 907 sqft / 84 sqm
- Victorian mid-terrace house (built in 1880)
- Plot size - approx 0.04 acres
- Gas central heating to radiators
- EPC – C / 70
- 3 bedrooms, 2 receptions, 1.5 bath
- Long, established rear garden
- On-street residents permit parking
- Underfloor heating to kitchen and bathroom
- Council tax band - C

90 Gwydir Street is an attractive Victorian home, which has been extensively improved and extended to create wonderful family accommodation over three floors alongside a large and established rear garden. The property occupies a prime central location off Mill Road, close to Cambridge Station and within the catchment area to outstanding schools.

The accommodation comprises a large and broad reception room with attractive wood flooring, a period open fireplace, sash window with made-to-measure shutters and a useful built-in storage cupboard. The kitchen has been remodelled and well-designed to add a window nook seat and a WC. The part-vaulted kitchen is well-equipped and provides a matching range of modern units and drawers, solid wood working surfaces, a range of integrated appliances and attractive tiling over underfloor heating.

Upstairs, the first-floor landing leads to two spacious double bedrooms, both providing built-in wardrobes and a refitted modern bathroom with underfloor heating.

The second-floor level comprises a double bedroom with Velux windows and a built-in storage cupboard.

Outside, there is an enclosed long rear garden with an east-facing aspect with paved patio area, timber shed and additional storage. The garden is predominately laid to lawn with some mature shrubs. There is access in front of the garden, which leads to a covered passageway leading to the road.

Agent's Note

This property and the neighbour have shared access to the rear passageways to each of the respective properties. The property is situated in a conservation area.

Location

Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between East Road and Mill Road, around half 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 15 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 which is 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

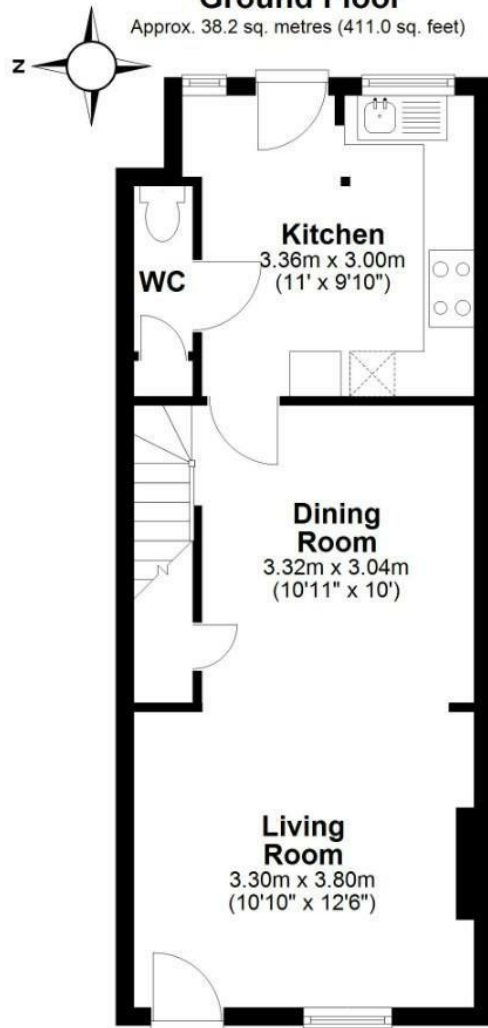
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



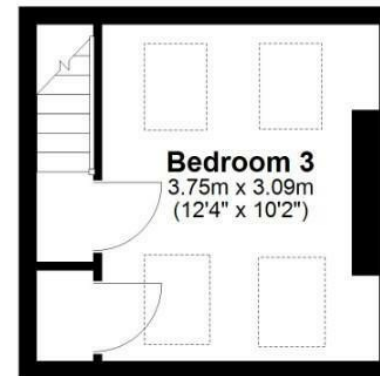
First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



Second Floor

Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	70	80
EU Directive 2002/91/EC		



