



58 Ainsworth Street, Cambridge, CB1 2PD  
Guide Price £535,000 Freehold

REDMAYNE  
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**AN EXTENDED VICTORIAN END OF TERRACE HOUSE PROVIDING 918 SQFT OF IMPROVED ACCOMMODATION AND PRIVATE GARDENS WITH SUMMERHOUSE, LOCATED IN THIS PRIME RESIDENTIAL AREA OFF MILL ROAD.**

- 918.2 sqft / 85.3 sqm
- 3 beds, 1.5 bathrooms, 2 reception rooms
- Gas-fired heating to radiators
- Private gardens with summerhouse
- EPC - D / 61
- Victorian terraced property
- Plot size - 0.04 acres
- On street parking
- No onward chain
- Accommodation arranged over three floors. Two-storey rear extension

3 spacious bedrooms – first-floor family bathroom – WC to bedroom 3 – sitting/dining room – full-width extended kitchen/breakfast room – rear garden – on-street parking

This extended Victorian home on Ainsworth Street provides bright, spacious, and balanced accommodation with a modern finish, over three floors. A rear two-storey extension has created additional space to enhance the kitchen / breakfast room and first floor level. The property is located on a popular road in Petersfield, a short walk to Mill Road, Cambridge Station and outstanding primary and secondary schooling.

The open plan sitting / dining room has attractive oak flooring, built-in storage/media unit located under the staircase rising to the first-floor accommodation, which is enclosed from the room. The full-width kitchen / breakfast room offers an extensive range of contemporary units and drawers, solid wood countertops with tiled upstands, matching Island / breakfast bar and space and plumbing for freestanding appliances. Glazed double doors provide access to the garden.

Upstairs, the first-floor landing leads to a modern bathroom suite with separate shower cubicle and two spacious double bedrooms. The second floor comprises a bedroom with spacious WC.

Outside, there is a generous landscaped garden with summerhouse and garden shed. The garden backs onto Ainsworth Place and provides pedestrian access to the road. On-street parking is available.

**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 Matthews Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding'.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

**Fixtures and Fittings**

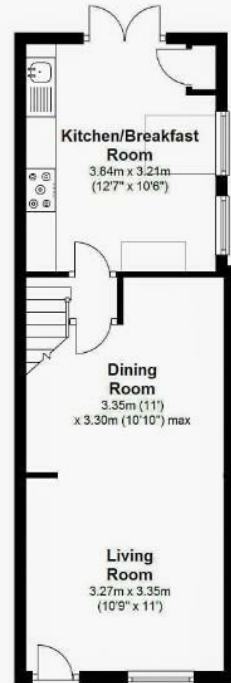
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

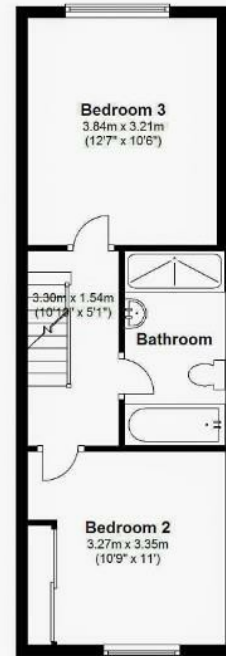
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



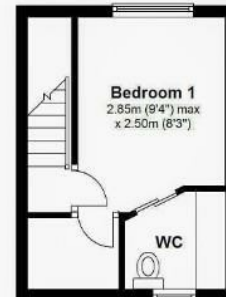
**Ground Floor**  
Approx. 35.0 sq. metres (376.4 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.3 sq. feet)



**Second Floor**  
Approx. 15.4 sq. metres (165.6 sq. feet)



Total area: approx. 85.3 sq. metres (918.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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	

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.



