



59 Mawson Road, Cambridge, CB1 2DZ
Guide Price £850,000 Freehold



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AN ATTRACTIVE AND BEAUTIFULLY MAINTAINED VICTORIAN TERRACED HOUSE, SITUATED IN THE EVER-POPULAR MAWSON ROAD, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, TOGETHER WITH A USEFUL CELLAR AND A DELIGHTFUL ENCLOSED REAR GARDEN.

- Handsome, Victorian terraced home.
- Kitchen/ diner opening to garden
- 1402.1 sqft / 130.3 sqm
- Cellar and converted attic
- Gas-fired heating to radiators and underfloor
- 3 bedrooms, 1.5 bathrooms
- Large bay-windowed reception room and snug
- Plot size - approx 0.03 acres
- Resident's permit parking
- Prime city location

The property has been thoughtfully improved and lovingly maintained, retaining a wealth of period character whilst providing the comfort and practicality required for modern family life. Features include attractive sash windows, exposed timber floorboards, decorative corncoring, original-style fireplaces and a charming bay-fronted sitting room, all complemented by tasteful décor and an abundance of natural light.

As you step up into the property, the welcoming entrance hall immediately sets the tone for the property and the period features that will be found. The elegant sitting room to the front of the house is a beautifully proportioned room featuring an attractive bay window, a period-style fireplace with marble surround, bespoke fitted shelving and cabinetry, and exposed wooden flooring. A separate snug provides an additional, flexible reception space, ideal as a playroom, reading room or home office.

To the rear, the impressive kitchen/dining room forms the heart of the home. Light, spacious and particularly well suited to everyday family life and entertaining, it features an extensive range of contemporary fitted units, timber work surfaces, integrated appliances and a generous dining area complemented by natural stone flooring. Rooflights and glazed French doors with sidelights allow natural light to flood the room, whilst providing an attractive outlook and direct access to the rear garden. A separate utility room and ground-floor cloakroom complete the accommodation on this level.

On the first floor are two well-proportioned bedrooms and a spacious family bathroom. The principal bedroom is a particularly appealing room, with twin sash windows, an attractive fireplace and ample space for bedroom furniture. The second bedroom is another generous room, enjoying good natural light and offering flexibility for family or guest accommodation.

The family bathroom is attractively appointed, featuring a freestanding roll-top bath, a separate glazed shower enclosure, a pedestal washbasin, WC, heated towel rail and a built-in cupboard all complemented by painted panelling and timber flooring.

A further staircase rises to the second floor, where a charming third bedroom occupies the converted roof space. With exposed brickwork, sloping ceilings and rooflights, this distinctive room enjoys excellent natural light and would serve equally well as a bedroom, studio or home office.

The property also benefits from a useful cellar, providing valuable additional storage space.

Outside, the enclosed rear garden offers a delightful and relatively private setting in which to relax or entertain. Landscaped with a combination of gravel, paved seating areas, established shrubs and mature planting, it provides an attractive, manageable outdoor space. The garden is accessed directly from the kitchen/dining room, creating a natural connection between the indoor and outdoor living areas.

Location

Mawson Road is in a popular and convenient location, situated off Mill Road between Glisson and Tenison Road, close to the city centre (Market Square is 1 mile), railway station (0.5 miles) and many of the facilities offered by the University.

There is plenty of local shopping and eateries available on Mill Road and Hills Road whilst the city centre is less than 1 mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are several excellent schools and nurseries available within walking distance, both state and independent. Most notably is the Ofsted rated 'outstanding', Parkside Community College, which is 0.5 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

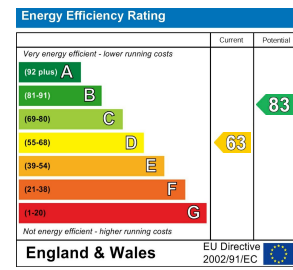
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Total area: approx. 130.3 sq. metres (1402.1 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.





