



34 Grafton Street, Cambridge, CB1 1DS

Guide Price £800,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A BROAD AND SPACIOUS 3-BEDROOM VICTORIAN TERRACE HOUSE WITH AN EXTENSIVE OPEN-PLAN KITCHEN/DINING/LIVING ROOM, BASEMENT ACCOMMODATION AND A PRIVATE COURTYARD GARDEN, LOCATED ON GRAFTON STREET.

- Victorian terrace house built circa 1880
- 3/4 bedrooms, 3 reception areas, 2 bathrooms
- Plot size 0.02 acres
- Gas-fired heating to radiators
- Study/bedroom 4 with shower room at basement level
- 1260 sqft / 117 sqm
- Landscaped courtyard garden (south facing)
- On street residents permit parking
- No onward chain
- Rear sitting/dining room extension built circa 1998

This large and significantly improved Victorian house on Grafton Street extends to 1260 sqft over three impressive floors.

The property offers a prime central city location and is within walking distance to the historic centre, Grafton Centre and Cambridge Station. Parkside Community College and St Matthew's Primary school are the catchment schools to the property.

This fine period home provides immaculately presented accommodation with a versatile layout giving separation and practical spaces for home working and guest overflow options.

The accommodation comprises a reception hall, an elegant living room with an attractive open fireplace, recess cabinet and restored sash windows to both the front and rear aspects. A substantial open-plan kitchen/dining/sitting room has a vaulted ceiling and benefits from a high degree of natural light through extensive glazing. This impressive space connects to the landscaped courtyard garden. The kitchen is well-equipped and provides ample storage and worktop space with plumbing and space for freestanding white goods.

The lower ground floor level has an ensuite shower room and is currently used as a study. In the past, this room has been used as a double bedroom.

Upstairs, the first-floor landing area leads to a family bathroom suite and three double bedrooms.

Outside, the courtyard garden has been well-designed, offers privacy and benefits from a south-facing aspect. This paved area has some established planting and a useful timber shed.

Agent's Note

A small amount of damp treatment was carried out to the rear ground floor chimney breast and the basement stairs. The property is positioned within the Kite conservation area.

Location

Grafton Street forms part of an established area known as the Kite, a conservation area lying close to Parker's Piece and the city centre (Market Square), which is about 0.6 miles away. It is particularly well positioned for Anglia Ruskin University and is in close proximity to many of the city's facilities and Cambridge University's 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. It is well situated for access to the excellent local shopping on Burleigh Street and Fitzroy Street including a local Waitrose.

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

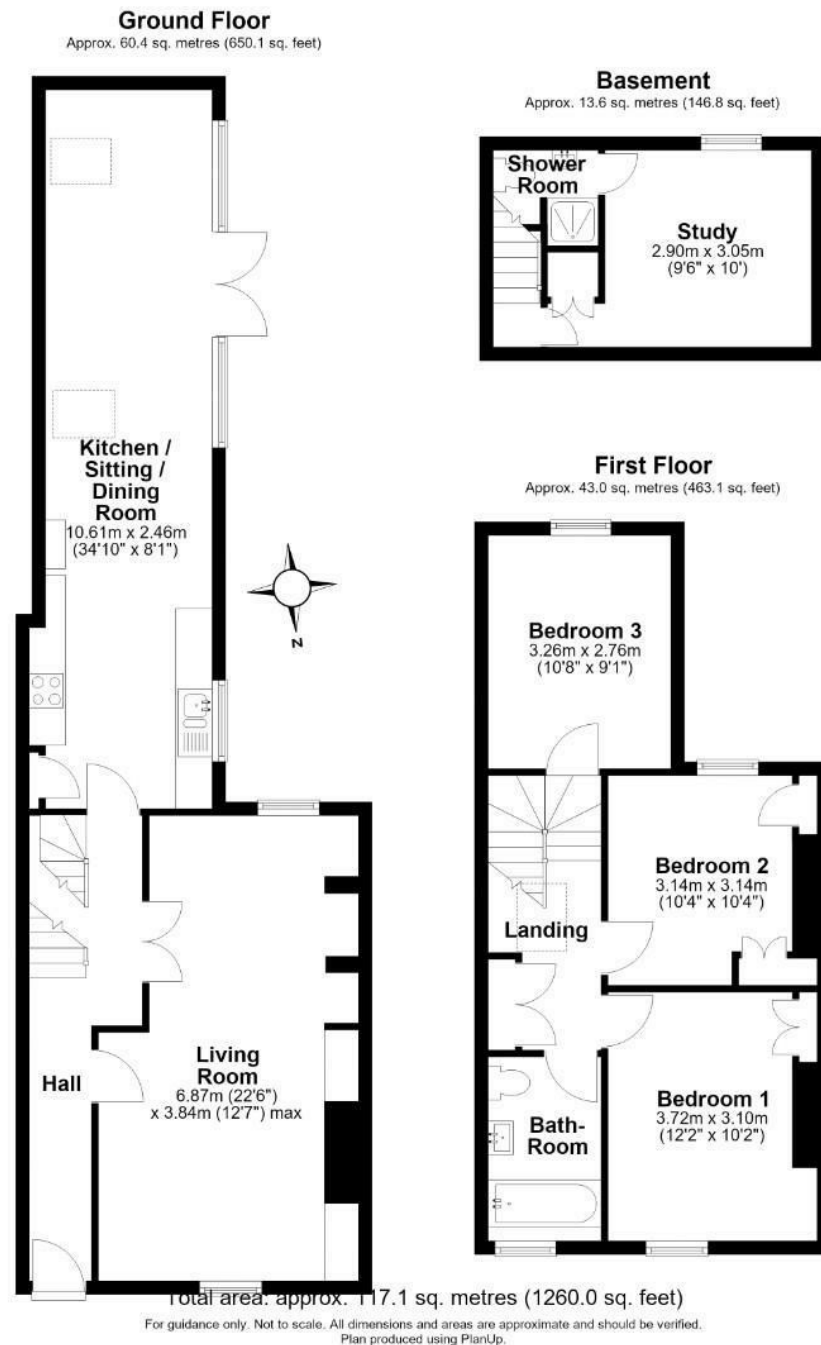
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







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	69	84
	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.



