

118 Gwydir Street, Cambridge, CB1 2LL

Guide Price £475,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE AND SPACIOUS VICTORIAN TERRACED HOME, SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER PETERSFIELD DISTRICT, OFFERING WELL-PROPORTIONED ACCOMMODATION, A PRIVATE REAR GARDEN AND THE ADVANTAGE OF NO ONWARD CHAIN.

• Victorian terraced house • 2 bedrooms, 1 bathroom, 2 reception rooms • 844.59 sq ft / 78.5 sqm • Electric Storage heaters • Plot size - approx 0.03 acres • Residents permit parking • EPC - E / 44 • No onward chain

Occupying a desirable position on Gwydir Street, this charming Victorian residence offers approximately 844 sqft (78.5 sqm) of accommodation arranged over two floors. Combining the character of a traditional period home with a practical and versatile layout, the property presents an excellent opportunity for purchasers seeking a home in one of Cambridge's most popular residential neighbourhoods.

The ground floor accommodation is approached via an entrance hall, which leads through to two generously proportioned reception areas. The sitting room, positioned at the front of the property, benefits from a large sash-style window allowing an abundance of natural light, together with a feature fireplace that provides an attractive focal point. Beyond, the dining room offers a spacious setting for both everyday living and entertaining, with convenient access to the kitchen.

Positioned to the rear, the kitchen is fitted with a contemporary range of grey cabinetry, complementary work surfaces and integrated cooking appliances, together with space for additional appliances. A window overlooking the garden provides natural light, while a door offers direct access outside.

On the first floor, the property offers two well-proportioned double bedrooms. The principal bedroom is particularly spacious, with two windows providing excellent natural light, while the second bedroom offers flexibility for use as guest accommodation, a nursery or a home office. A generously sized family bathroom completes the accommodation, fitted with a bath and overhead shower, washbasin and WC.

Outside, the property benefits from an enclosed rear garden, providing a welcome retreat from the bustle of city life. With established trees, mature planting and a pathway extending through the garden.

Agent's Note
These photos were taken before the property was let.

Location
Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield ward. 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 whilst Mill Road, Beehive Shopping Centre 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 whilst secondary provision is at Parkside Community College, which is Ofsted rated as 'outstanding'.

Tenure
Freehold

Services
Main services connected include: water, electricity, 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.

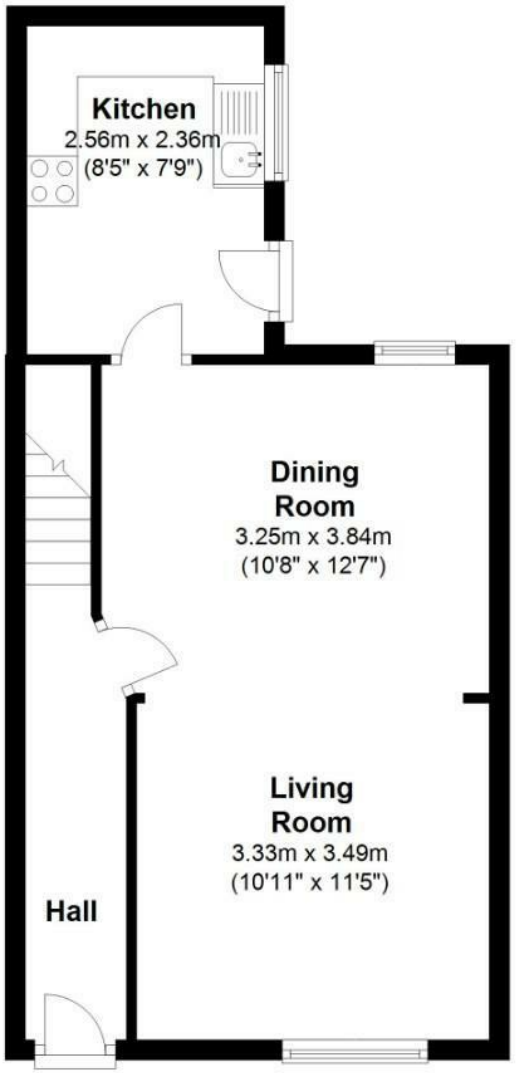
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





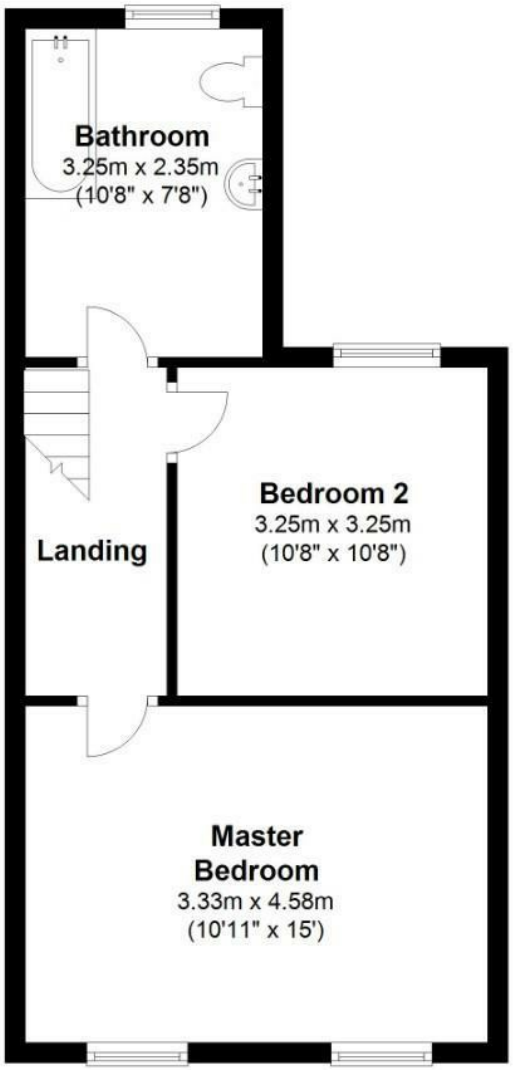
Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



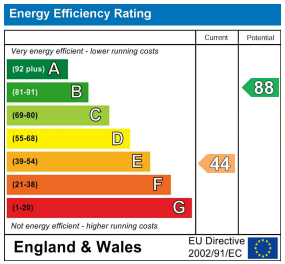
First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

All measurements are approximate
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.







