



26 John Street, Cambridge, CB1 1DT
Guide Price £675,000 Freehold



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A CHARMING 4-BEDROOM, VICTORIAN HOUSE BENEFITTING FROM A BASEMENT CONVERSION AND A SOUTH-WEST FACING REAR GARDEN, CENTRALLY LOCATED AND CLOSE TO EXCELLENT FACILITIES AND THE HISTORIC CENTRE.

- 1027.0 sqft / 95.4 sqm
- 4 bedrooms, 2 receptions, 1.5 bathrooms
- Plot size - approx 0.02 acres
- Residents permit parking
- EPC – D / 64
- Victorian mid-terrace house
- Basement conversion
- Gas-fired heating to radiators
- No onward chain
- South-west facing rear garden with gated pedestrian access

26 John Street is a charming and attractive mid-terrace city home located in the desirable Kite area of Cambridge. It is now on the market for the first time in 30 years.

The house retains attractive period features and has been well-maintained and significantly improved over the years. Elegant and versatile accommodation is arranged over three floors and extends to 1027 sqft. The house is in excellent decorative order.

The ground floor accommodation comprises a reception hall, opening into an impressive sitting/dining room with sash windows to front and rear, period wooden floorboards and an open fireplace. An elegant staircase leads to the first-floor accommodation and stairs lead down to the basement room. The kitchen is well-equipped providing a range of units and drawers, work surfaces and space for freestanding appliances. Glazed double doors lead to the rear garden.

The basement provides a spacious double bedroom/playroom with a separate WC and wash basin. A large sky light allows lots of natural light into this versatile space.

The first floor comprises a broad landing area, which leads to a family bathroom and three bedrooms. Bedrooms one and two are comfortable double bedrooms and provide built-in storage cupboards. The single third bedroom/study also has access to the loft.

Outside, the rear walled garden with its south-west aspect, is designed for low maintenance and has gated access to Brandon Place.

Location

John 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.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

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

Viewing

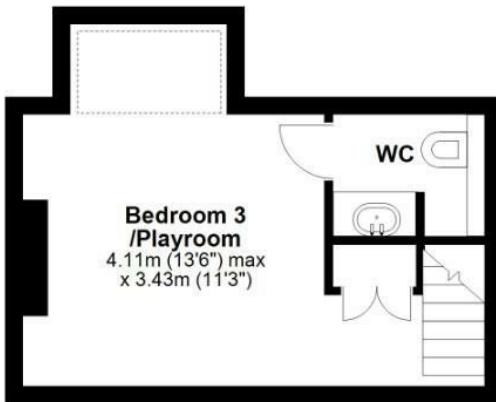
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





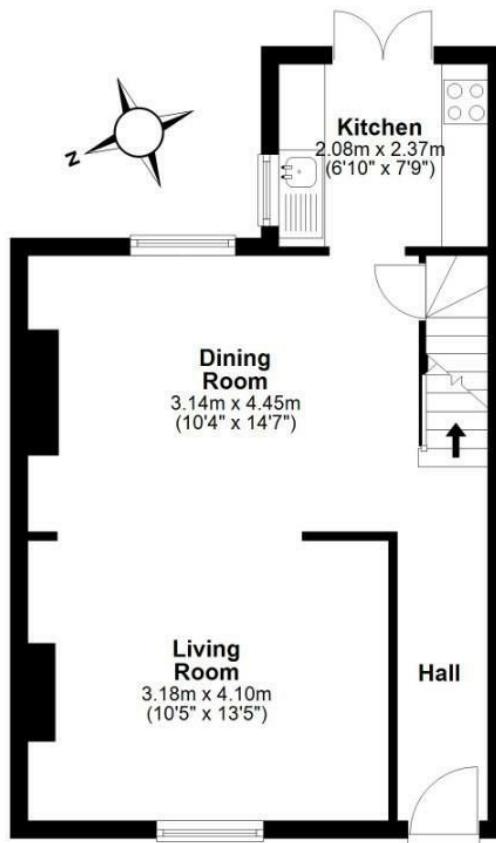
Basement

Approx. 18.0 sq. metres (193.5 sq. feet)



Ground Floor

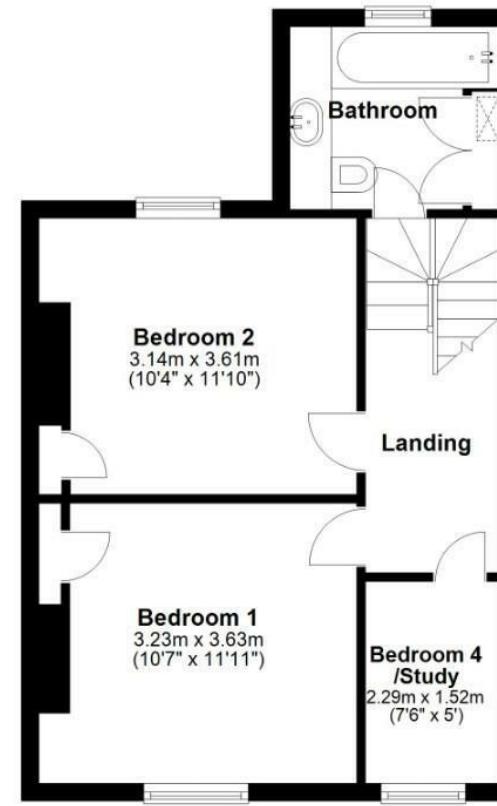
Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 95.4 sq. metres (1027.0 sq. feet)

First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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		EU Directive 2002/91/EC	



