



5 Canterbury Street, Cambridge, CB4 3QR
Guide Price £575,000 Freehold



rah.co.uk
01223 323130

A CHARMING VICTORIAN TERRACE WITH A GENEROUS GARDEN AND A STYLISH KITCHEN/DINER OFFERED WITH NO ONWARD CHAIN.

- Victorian terraced property
- 3 bedrooms, 2 bathrooms, 2 reception rooms
- Beautifully appointed kitchen with bifold doors
- Gas-fired heating to radiators
- Plot size - approx 0.02 acres
- 950 sqft / 88 sqm
- Accommodation over 3 floors
- Landscaped garden
- Residents permit parking
- No chain

A beautifully presented, three-bedroom Victorian terraced home offering approximately 950 sqft of versatile living space across three floors, perfectly blending period character with modern comforts.

The ground floor features a bright and spacious sitting/dining room of excellent proportions, leading through to a contemporary fitted kitchen/breakfast room complete with sleek cabinetry, integrated appliances and ample granite worktop space. This is complemented by a beautiful stone floor. The kitchen opens onto a delightful rear garden, providing an ideal setting for outdoor dining and entertaining.

On the first floor are two well-proportioned bedrooms alongside a family bathroom, while the second floor offers a further double bedroom with an adjoining shower room, creating an excellent principal suite or guest accommodation.

Externally, the property enjoys attractive kerb appeal and a generous rear garden with a patio seating area, mature planting and useful covered storage.

Location

Canterbury Street is a sought-after and quiet street, which runs between Histon Road and Halifax Road and is close to both Murray Edwards and Fitzwilliam College. The city centre, many colleges and facilities offered by the university are within walking or cycling distance. The area boasts excellent local facilities including local shops, parks, schools and a regular bus service into the city centre.

The location is ideal for anyone wanting easy access to the city centre or to the A14 which links on to the region's main commuter routes and mainline railway station to London's King's Cross and Liverpool Street.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

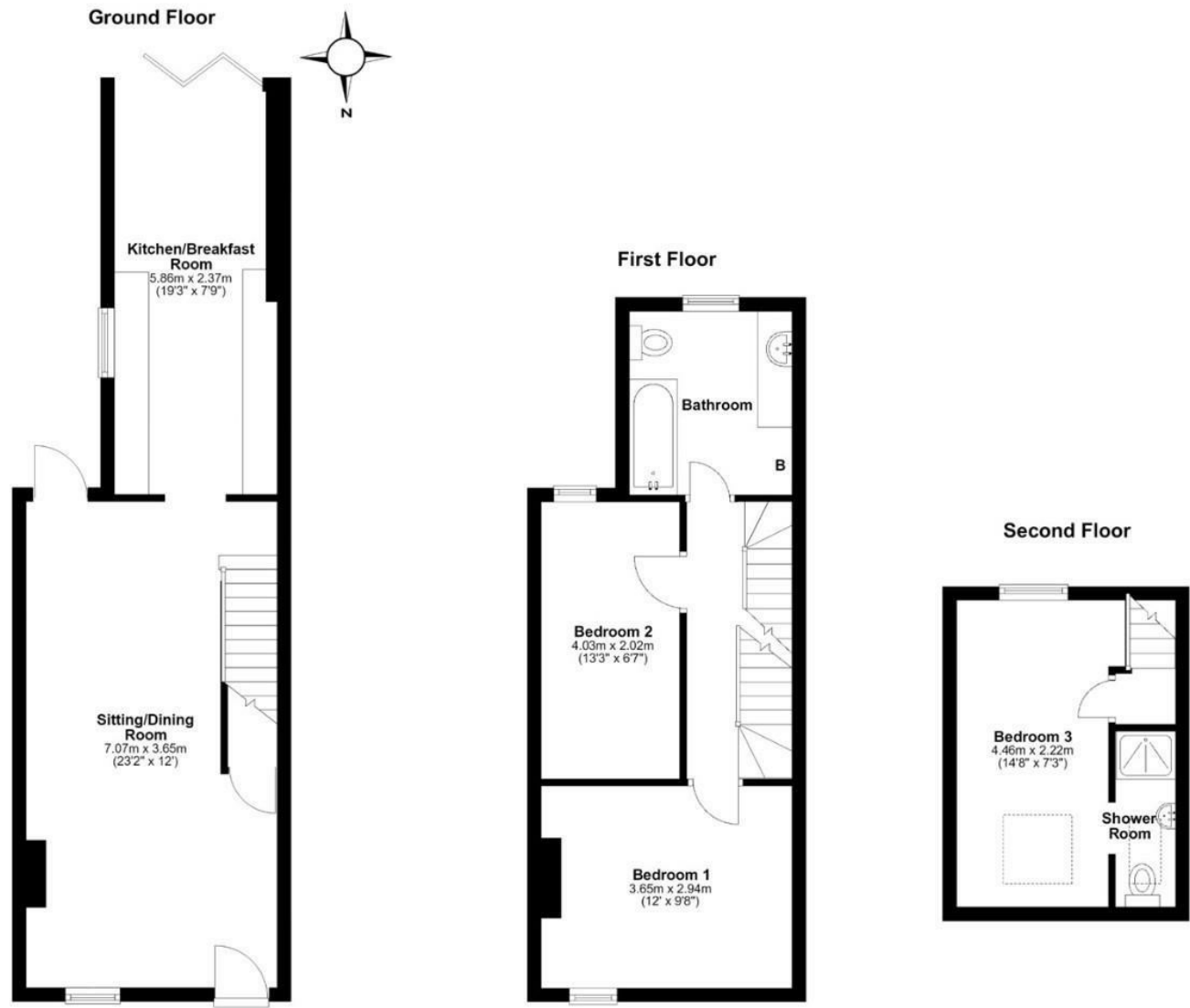
Fixtures and Fittings

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

Viewing

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





Approx.gross internal floor area 88 sqm (950 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	
(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.

