



3 Stone Street, Cambridge, CB1 2PL
Offers In Excess Of £450,000 Freehold

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A BEAUTIFULLY FINISHED AND COMPLETELY REFURBISHED TWO BEDROOM VICTORIAN TERRACE HOUSE WITH A SOUTH-FACING REAR GARDEN ON STONE STREET. LOCATED ON A QUIET NO-THROUGH ROAD IN PETERSFIELD.

- 637 sqft / 59 sqm
- 2 bed, 1 recep, 1 bath
- 80.9 sqm / 0.02 acre
- Gas-fired heating to radiators
- EPC – C / 76
- Late Victorian mid-terrace house
- South-facing rear garden
- A full and complete renovation in 2024
- On street parking available
- Council tax band - C

3 Stone Street has undertaken a full and comprehensive renovation programme in 2024, resulting in a superbly appointed Victorian home in the heart of Petersfield, off Mill Road and close to Cambridge Station and the city centre.

This fine mid-terrace house has been improved to a high standard with energy efficiency in mind and of particular note is the brand new Vaillant boiler, double-glazing to the windows and rear door, and new insulation to the roof and floor. This home comprises a bright and airy open plan sitting/dining room with study area and a staircase rising to the first-floor accommodation. A broad inner lobby offers good storage solutions and leads to a new bathroom suite and impressive new kitchen providing ample storage and a range of integrated appliances. Access to the garden is from the kitchen.

Upstairs, there are two double bedrooms.

Outside, the enclosed rear garden has a south-facing aspect, lawned area, a gravel patio area and gated pedestrian access.

The property is being offered for sale with no onward chain.

Location

Stone Street is situated just off Ainsworth Street which is very conveniently situated between York Street and Hooper Street about 1 mile south east of the city centre off Mill Road with its wide range of shops, restaurants and other facilities. The property falls within the catchment area for St Matthew's Primary School and it is about 0.75 miles from the railway station.

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 interest.

Viewing

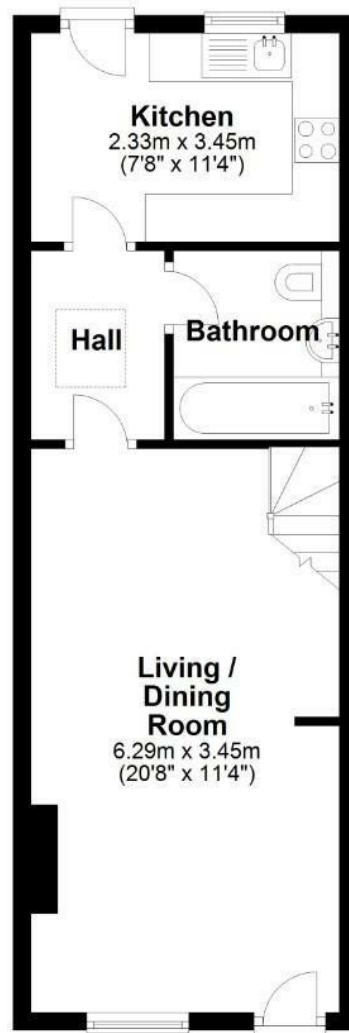
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





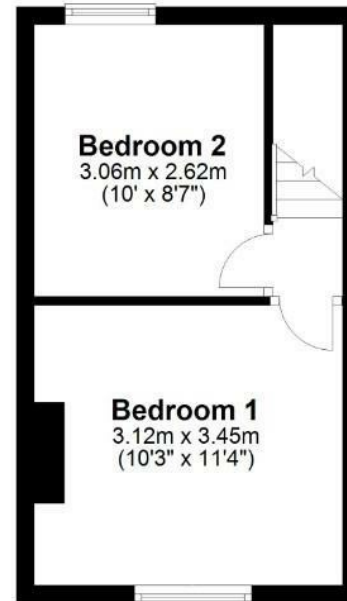
Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.3 sq. feet)



Total area: approx. 59.2 sq. metres (637.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(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



