



113 Mawson Road, Cambridge, CB1 2DZ
Guide Price £775,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A BROAD AND EXTENDED 3-BEDROOM VICTORIAN HOUSE PROVIDING WELL-PROPORTIONED ACCOMMODATION OVER TWO FLOORS WITH SCOPE FOR EXPANSION, LOCATED TOWARDS CAMBRIDGE STATION END OF MAWSON ROAD.

• 1182 sqft / 109 sqm • Late Victorian mid-terrace house • 3 bedrooms, 2 receptions, 1.5 bathrooms • Extended open plan kitchen/dining room • Residents permit parking scheme • EPC – D / 65 • No onward chain • Plot size - approx 0.03 acres • Enclosed, private garden with gated pedestrian access • Scope for a side return extension and loft conversion

This attractive bay-fronted period home in Petersfield, is situated off Mill Road, along a desirable street close to Cambridge Station and the city centre. The property is within catchment for both St Matthew's Primary School and Parkside Community College.

113 Mawson Road retains many attractive original features and benefits from a rear kitchen extension, with scope to expand and add a loft conversion.

Well-proportioned accommodation spans two newly decorated, light and spacious floors, extending to 1182 sqft in total. The entrance hall has modern geometric floor tiles and leads to a cloakroom/WC. Two elegant reception rooms connect via timber double doors. The front sitting room has restored wooden floorboards, a period open fireplace and a large bay window overlooking the front aspect. The connecting dining room has original stained glass French doors opening to the side garden, a period working fireplace and restored wooden floorboards. The kitchen/dining room had been extended and provides an open modern space, which provides a well-equipped, working kitchen and dining area with Velux windows and glazed French doors opening to a patio.

Upstairs, the first-floor landing leads to a family bathroom suite with a separate shower cubicle and three double bedrooms. All three bedrooms retain period feature fireplaces.

Outside, the property is set behind a walled front garden with an attractive tiled pathway. The walled rear garden is predominately laid to paving and provides gated rear access, a timber storage shed and a BBQ area.

Location

Mawson Road is in a popular and convenient location, situated off Mill Road between Glisson and Tenison Road, close to the city centre, railway station and many of the facilities offered by the University.

There is plenty of local shopping and eateries available on Mill Road and Hills Road whilst the city centre is less than 1 mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are several excellent schools and nurseries available within walking distance, both state and independent.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

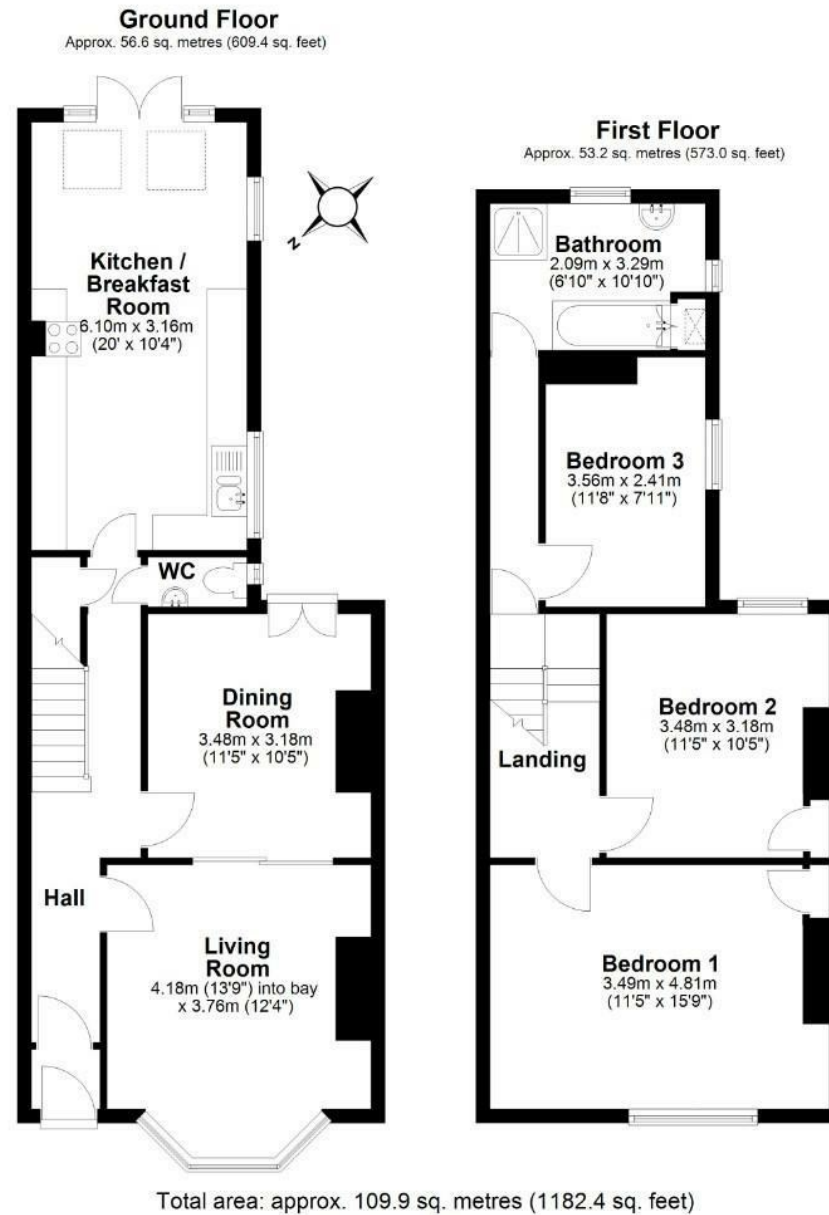
Fixtures and Fittings

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.





Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(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.

