



61 Ainsworth Street, Cambridge, CB1 2PF  
Guide Price £450,000 Freehold



rah.co.uk  
01223 323130



**AN IMPROVED TERRACED HOME WITH A WEST-FACING GARDEN AND A VERSATILE UTILITY ROOM, ENJOYING A QUIET, YET CENTRAL POSITION IN A DESIRABLE LOCATION WITHIN EASY REACH OF THE STATION. NO CHAIN.**

- 650 sqft / 60 sqm
- West facing garden measuring 75ft x 12ft
- 1880
- Gas-fired heating to radiators
- Council tax band – C
- Mid-terraced house
- Plot size - 0.03 acres
- On street parking
- EPC – D / 59
- No chain

This mid-terraced Victorian house has been well cared for and enjoys a quiet and most convenient position, a short walk from bustling Mill Road and a four minute cycle from Cambridge Station. The property is available with the added benefit of no onward chain.

The accommodation briefly comprises an open-plan living/dining room, benefitting from a dual aspect and finished with exposed wooden floors. The kitchen has been fitted with a contemporary range of base and wall mounted units and has various integrated appliances included within the sale. The kitchen has been sympathetically finished with solid oak worktops and there is a side door leading to the garden.

Upstairs are two bedrooms, the master bedroom being particularly spacious and benefitting from the morning sun. The bathroom has been fitted with a modern white suite and includes a shower over the bath, complemented by part tiled walls.

Outside, the front of the property has on street parking. Directly to the rear of the property is a utility room, which has heating, lighting, a sink and plumbing and space for a washing machine and tumble dryer. This room is also suitable as an office if desired. The west-facing rear garden is principally laid to lawn and measures 75ft x 12ft. There is a block paved patio and the garden has been stocked with a variety of shrubs and trees, the whole is enclosed by fencing.

**Location**

Ainsworth Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Sleaford Street and Hooper Street, around 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 14 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres 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, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding'.

**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**

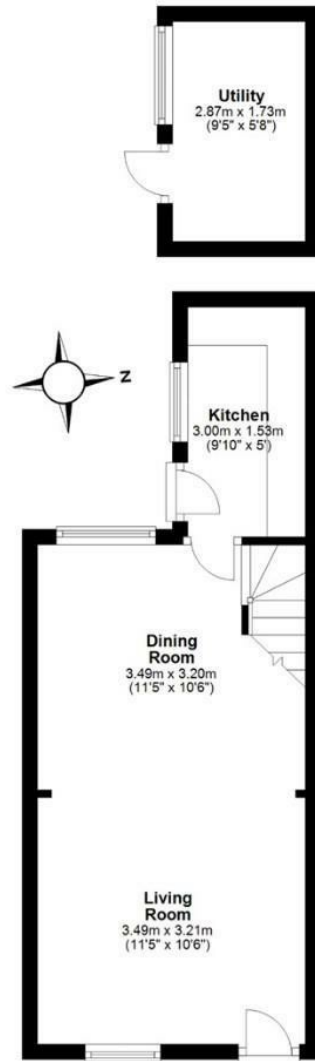
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



### Ground Floor



### First Floor



Approx. gross internal floor area 60 sqm (650 sqft)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>82</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



