33 Grafton Street, Cambridge, CB1 1DS

Guide Price £695,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A BROAD AND EXTENDED LATE VICTORIAN HOME PROVIDING 1035 SQFT OF CHARACTERFUL ACCOMMODATION AND WALLED GARDENS WITH A SOUTH-FACING ASPECT, ON GRAFTON STREET.

- 1035 sft / 96 sqm
- 3 double bedrooms
- South-facing walled rear gardens
- No onward chain
- Gas-fired heating to radiators
- Late Victorian mid-terrace house circa 1900
- 2 reception rooms, 1.5 bathrooms
- Plot size - 0.02 acres
- Residents permit parking
- Extended to the rear

This broad 3-bedroom Victorian family home offers a central city location within the charming Kite area of Cambridge, a short walk away to the main shopping district, colleges and river Cam. Excellent schools and Cambridge Station are within easy reach.

33 Grafton Street has been sympathetically improved and extended to meet modern day living requirements. This fine period home offers spacious accommodation with period features and benefits from broader first floor accommodation.

The accommodation comprises a long reception hall with access to a shower room. There are two connecting reception rooms, which are enhanced by restored original flooring. The sitting area has an inset woodburning stove and recess book shelving, whilst the dining area has concealed storage cupboards and French doors opening to the rear garden. An extended modern kitchen is well-equipped with an extensive range of matching units and drawers, working surfaces and appliances. This extended space with roof light, now provides room for dining.

Upstairs, a wide, bright and airy landing space leads to a family bathroom suite and three spacious double bedrooms. Bedrooms one and two have charming period fireplaces. A built-in storage cupboard and extended loft hatch can be accessed from the broad landing space. with roof light above.

Outside, there is a bin store at the front which is shared with a neighbouring property. The walled rear garden has a south-facing aspect, lawn and mature shrubs and trees set to borders. The current owners have constructed an enclosed catio, adjacent to the property.

Agent's Note
The property is positioned within the Kite conservation area.
The front bin store is shared with neighbouring property.

Location
Grafton 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. It is well situated for access to the excellent local shopping on Burleigh Street and Fitzroy Street including a local Waitrose.

Tenure
Freehold

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

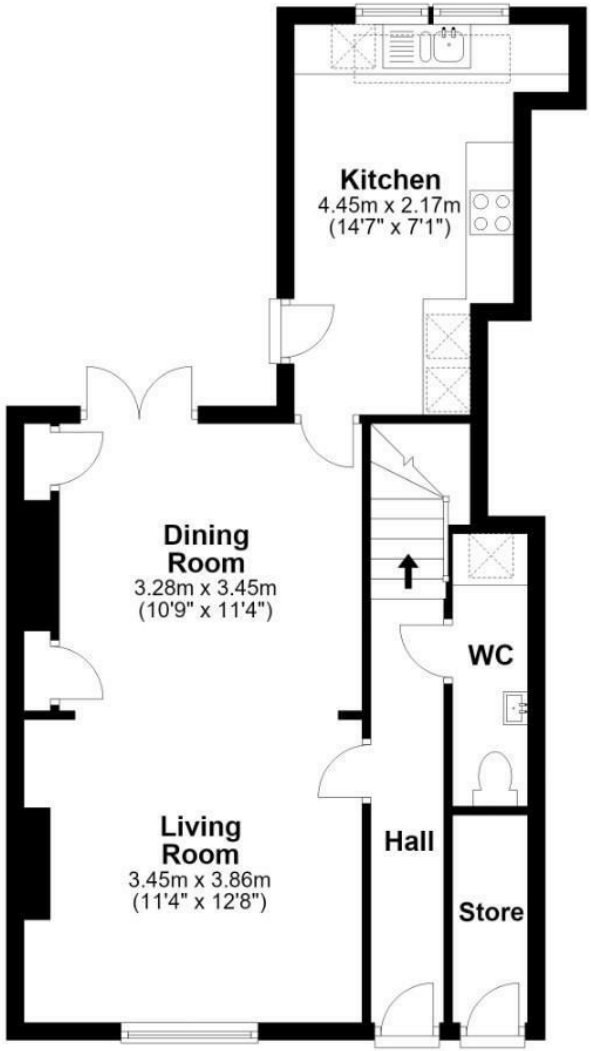
Statutory Authorities
Cambridge City Council.
Council Tax Band -

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. 48.1 sq. metres (518.2 sq. feet)

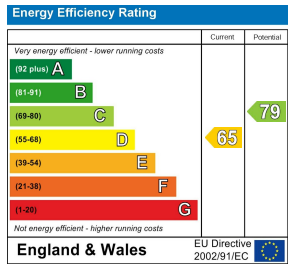
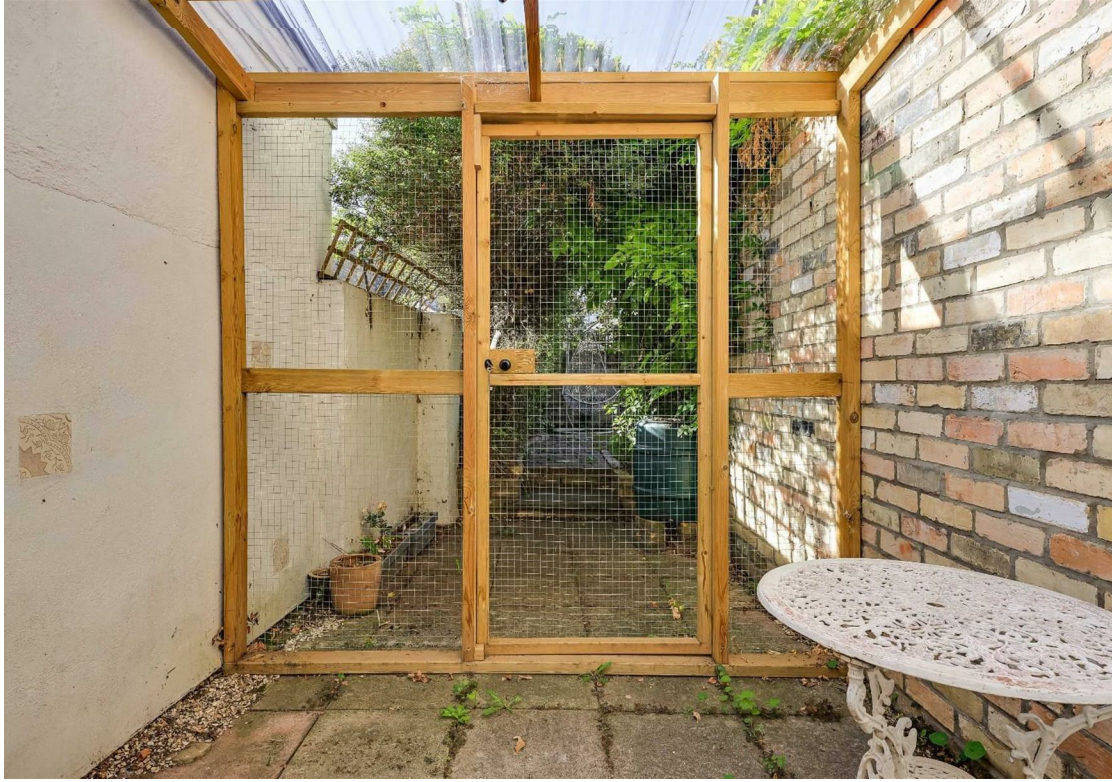


First Floor

Approx. 48.1 sq. metres (517.7 sq. feet)

Total area: approx. 96.2 sq. metres (1035.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.