



24 Canterbury Street, Cambridge, CB4 3QF
Guide Price £675,000 Freehold



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A CHARACTERFUL AND BEAUTIFULLY PRESENTED VICTORIAN TERRACED HOUSE WHICH HAS BEEN EXTENDED AND IMPROVED TO OFFER BRIGHT AND AIRY ACCOMMODATION INCLUDING 3 BEDROOMS, OCCUPYING A HIGHLY CONVENIENT AND PLEASANT LOCATION WITHIN MOMENTS OF THE CITY CENTRE.

- Victorian terraced house
- Living/dining room and kitchen/breakfast room
- Generous, mature rear garden
- Gas-fired heating to radiators
- Plot size - approx 0.03 acres
- 3 bedrooms, 4-piece bathroom
- Double glazed sash windows
- Residents permit parking
- EPC rating - C / 73
- Ideal location for access to the city centre and colleges

This charming Victorian home occupies a superb, sought-after location just northwest of the city centre, close to Fitzwilliam College and Castle Hill. The property has been subject to various improvement works in recent years and is presented in good order. It is arranged over three floors and benefits from a wealth of light throughout, along with a number of period features.

On the ground floor, the entrance hall has attractive corbels, stairs to the first floor and access to the principal rooms. The living/dining room benefits from a dual aspect and an attractive feature fireplace (not currently used). At the rear of the property, the kitchen/breakfast room also has a dual aspect and includes a range of fitted units with granite-effect worktops, an integrated electric oven and hob with an extractor chimney over, space for a fridge/freezer, plumbing for a washing machine, a combination boiler and a side door to the rear garden.

On the first floor, there are two double bedrooms; the front bedroom includes fitted wardrobes. The stylish family bathroom is partly tiled and fitted with a four-piece suite including a bath, separate shower cubicle, a wash basin, WC and a heated towel rail. On the top (second) floor, there is a further double bedroom, which has pleasant views to the rear and access to storage eaves.

Outside, the property is set back from the pavement behind a small garden with a picket fence. Gated pedestrian access leads to the generous, low-maintenance rear garden, which is partly paved, partly graveled, with boundary fencing, timber shed and mature trees nearby.

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

Mains services connected include: gas, electricity, water and mains drainage

Statutory Authorities

Cambridge City Council
Council tax band - D

Fixtures and Fittings

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

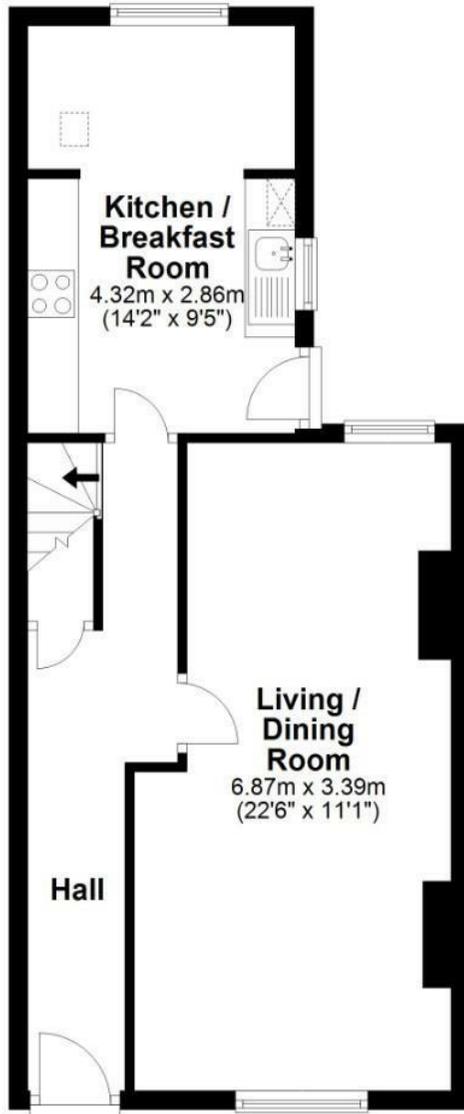
Viewing

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



Ground Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 106.2 sq. metres (1143.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	82
		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.

