



41 Perowne Street, Cambridge, CB1 2AY
Guide Price £475,000 Freehold



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**AN ATTRACTIVE TWO-BEDROOM, END OF TERRACE VICTORIAN HOUSE
BENEFITTING FROM REFURBISHMENT IN 2021 AND A WEST-FACING REAR
GARDEN, LOCATED ON A QUIET NO-THROUGH STREET OFF MILL ROAD, A SHORT
WALK TO THE CITY CENTRE AND CAMBRIDGE STATION.**

- Late Victorian end of terrace house
- West-facing garden
- No onward chain
- Interlinking study/bedroom 3
- Sitting room – dining room – kitchen
- Refurbishment in 2021
- Popular no-through street in Petersfield
- 2 bedrooms
- First-floor shower room
- Enclosed rear garden

This late Victorian house has a charming façade of painted brick elevations under a tiled roof and exterior window shutters. Located on a quiet, no-through street towards the city end of Mill Road, the property is moments from many independent shops, Cambridge Station and outstanding schools for all ages. The property was extensively refurbished in 2021 and provides accommodation with a stylish finish, arranged over two floors. The refurbishment included electrical rewiring, new bathroom, new flooring and redecoration. The property benefits from double-glazing throughout.

The accommodation comprises a sitting room with sash window to the front aspect and an attractive luxury vinyl floor. A central staircase leads to the first-floor accommodation and divides the sitting and dining room. The dining room has a sash window to the rear aspect, useful built-in storage cupboard, located under the stairs and matching flooring to the sitting room. The kitchen has a matching range of units and drawers, working surfaces, inset sink, built-in oven with electric hob and extractor fan over and space and plumbing for freestanding appliances. There is access to and views of the garden from the kitchen.

Upstairs, the first-floor landing leads to a stylish modern shower room, the principal bedroom with built-in wardrobe and interlinking rooms which create bedroom 2/study.

Outside, there is a generous west-facing walled garden which is designed for low maintenance and predominantly laid out paving with a timber bicycle store.

Location

Perowne Street is conveniently situated off Mill Road and lies about half a mile from the railway station and three quarters of a mile from the city centre. Mill Road itself offers a wide range of shopping and other facilities, including many local independent cafes, pubs and restaurants. The city centre, with its wide range of other facilities is within walking or cycling distance. The area of Perowne Street that this particular property lies in is a no-through road and as such is quiet.

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.

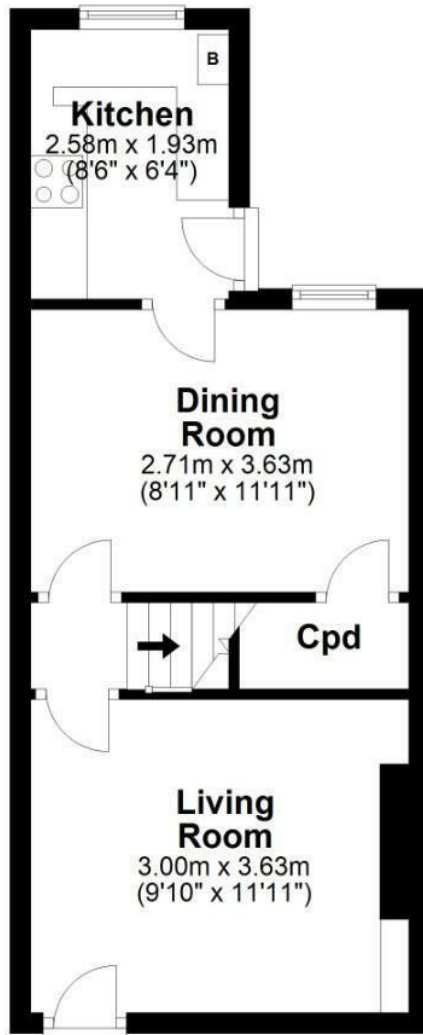
Viewing

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



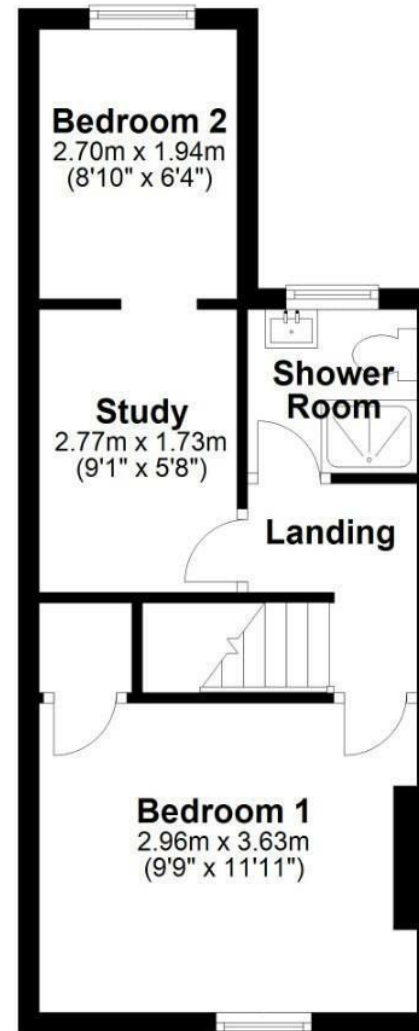
Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



Total area: approx. 59.2 sq. metres (636.8 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		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

