



59 Panton Street, Cambridge, CB2 1HL
Guide Price £825,000 Freehold



rah.co.uk
01223 323130

A THREE-STOREY VICTORIAN TOWNHOUSE ON PANTON STREET PROVIDING ELEGANT ACCOMMODATION WITH A VERSATILE LAYOUT AND A PRIVATE COURTYARD GARDEN, LOCATED MOMENTS FROM CAMBRIDGE BOTANIC GARDENS AND THE HISTORIC CENTRE.

- 1257 sqft / 116 sqm
- 4 bed, 2 reception, 2.5 bath
- Private courtyard garden
- Plot size - 0.02 acres
- EPC - D / 59
- Mid-terrace period townhouse
- Built circa 1870
- Refitted kitchen in 2013
- Gas central heating to radiators
- Replacement windows and French doors by Cambridge Classics

This broad and charming Victorian townhouse provides wonderful and significantly improved accommodation arranged over three flexible floors, benefiting from a prime central location, a short walk to outstanding schools, Cambridge Station and the city centre.

The ground floor accommodation comprises a reception hall with staircases leading to the lower ground level and upper floor accommodation. A bright and elegant sitting room has a large multi-paned sash window, an attractive central fireplace, a feature wall with bespoke storage solutions, inset lighting and glazed French doors opening to a private courtyard garden. A well-equipped and extensive modern kitchen was refitted in 2013 and extends into a generous dining area with stained-glass double doors opening to the courtyard garden with a utility room and separate WC.

The lower ground floor provides a large double bedroom with a separate WC and a storage room. This is a useful self-contained space, ideal for a lodger or a teenager.

The upper floor comprises a first-floor landing leading to a family bathroom suite and three double bedrooms, one of which is currently being used as a study. The principal bedroom provides an ensuite shower room.

Outside, there is a private courtyard garden. This peaceful outside space has been designed for low maintenance and is laid to paving. There is gated access to a shared passageway which leads to Russell Street.

Agent's Note

The property is located on the Newtown Conservation area. Shared rear passage (with neighbouring properties) leading to Russell Street.

Location

Panton Street runs between Lensfield Road and Bateman Street and it is part of one of the city's most desirable residential areas, close to many university departments. There are good local shopping facilities on Hills Road (0.2 miles) and with the market square (0.6 miles). Cambridge railway station is easily accessible, about 0.6 miles.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

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

Viewing

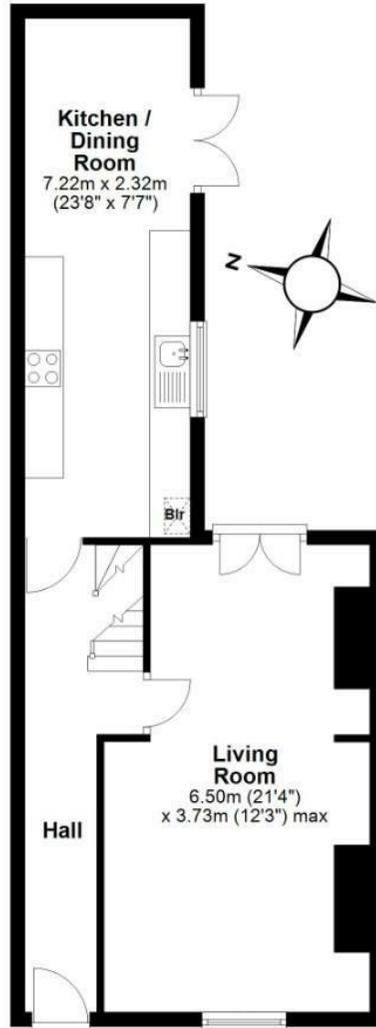
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



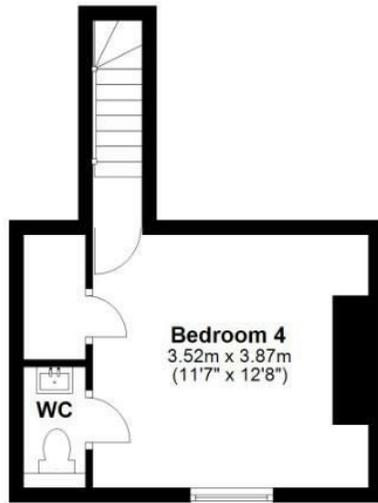
First Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



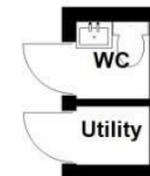
Basement

Approx. 18.6 sq. metres (200.2 sq. feet)



Outbuilding

Approx. 2.1 sq. metres (22.1 sq. feet)



Total area: approx. 116.8 sq. metres (1257.5 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

Current	Potential
59	80

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.

