



29 Railway Street, Cambridge, CB1 9LL  
Guide Price £400,000 Freehold



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**A CHARACTERFUL AND MUCH IMPROVED, 2-BEDROOM VICTORIAN COTTAGE WITH A LONG REAR GARDEN OCCUPYING A PLEASANT, TRAFFIC-FREE SETTING OFF CHERRY HINTON HIGH STREET, TO THE EAST OF THE CITY CENTRE. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- Charming, Victorian terraced house
- Living/dining room, kitchen and ground floor bathroom
- Double glazed sash windows
- Gas central heating to radiators
- Plot size of 0.06 acres
- 2 double bedrooms
- Period features incl. fireplaces and stripped wooden floors
- Long, landscaped, southwesterly rear garden
- Off-road parking
- No onward chain

This elegant Victorian house is presented in excellent order and has been subject to various improvement works in recent years, with works including, but not limited to, double-glazed sash windows, refitting of both the kitchen and bathroom, and also general decorative works. The property is pleasantly located in a traffic-free location, a stone's throw from Cherry Hinton's High Street and with convenient access links to the city centre.

The property enters into the living/dining room, which benefits from a dual aspect and has attractive, stripped wooden floorboards, fireplace with a wood-burning stove and a staircase to the first floor with a store cupboard under. The stylish, shaker style kitchen has a tiled floor and a range of units with wooden worktops, gas hob with a stainless splashback, electric oven under and an extractor hood over, an integrated fridge/freezer, plumbing for a slimline dishwasher and a door to the garden. Mainly tiled, the bathroom has a panelled bath with a mains shower over, a combined wash basin and WC unit and a cupboard with plumbing for a washing machine.

On the first floor, there are two double bedrooms, with bedroom 1 including a feature fireplace and bedroom 2 having a store cupboard, which houses the combination boiler.

Outside, the front garden is accessible via a pedestrian walkway and is mainly gravelled, with a variety of shrubs, attractive wisteria and a boundary picket fence. A shared, paved path leads to the front door. The extensive rear garden has a southwesterly aspect and is predominantly laid to lawn. It features a variety of trees, a gravelled seating area with pergola, vegetable patch, timber shed and a gravel driveway at the rear providing off street parking for one car.

#### **Location**

Cherry Hinton is a thriving, sought-after suburb just south-east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are two primary schools which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's Hospital (2.1 miles), Cambridge railway station (2 miles) and on to the city centre (3 miles) and also with those looking for a traditional community with excellent day-to-day facilities which feels close to the city but retains its own identity. Railway Street has the added advantage of a pleasant pedestrian access route leading directly to the bottom of Mill Road and, in turn, the city centre.

#### **Tenure**

Freehold

#### **Services**

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

#### **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.

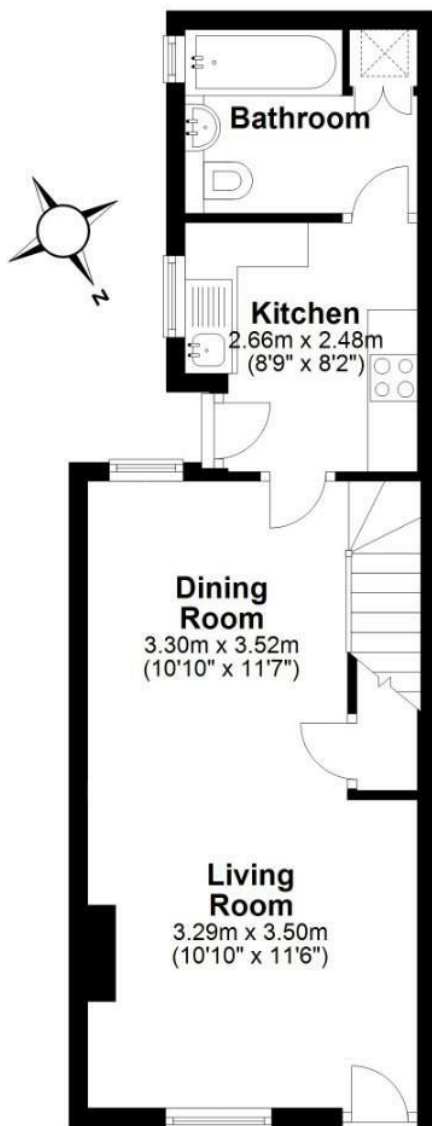
#### **Viewing**

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



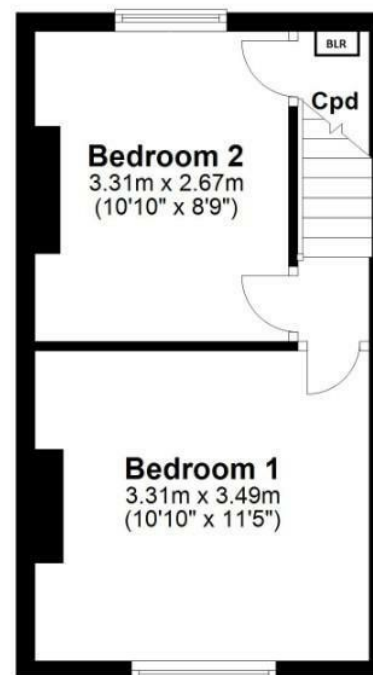
## Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 58.5 sq. metres (629.6 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</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 |         |           |
| <b>England &amp; Wales</b>                  | 70      | 80        |
| EU Directive 2002/91/EC                     |         |           |



