



51 Eden Street, Cambridge, CB1 1EL
Guide Price £625,000 Freehold



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AN ATTRACTIVE VICTORIAN HOME LOCATED IN THE CENTRE OF CAMBRIDGE ON EDEN STREET, PROVIDING EXTENDED ACCOMMODATION WITH PERIOD FEATURES AND WALLED GARDENS.

- 813 sqft / 75 sqm
- 2 double bedrooms
- Open plan kitchen/dining room
- Gas central heating system to radiators
- Prime central residential area
- Extended Victorian mid-terrace house
- 3 reception spaces, 1.5 bathrooms
- Private walled rear garden
- Residents permit parking scheme
- Total plot size - 0.02 acres

51 Eden Street is set back from the road behind a pretty front garden along this endearing road, yards from a wide range of shops and cafés, well-kept green spaces and Parkside Community College.

The property retains charming original features and a large conservatory extension off the kitchen/dining area, overlooking private walled rear gardens.

Accommodation comprises a sitting room with a period fireplace, a well-equipped kitchen/dining room and a versatile conservatory extension with access to the garden. A WC completes the ground floor accommodation.

Upstairs, the first-floor landing leads to a family bathroom suite and two spacious double bedrooms, both benefitting from built-in storage.

Outside, the front garden is enclosed by attractive wrought-iron fencing and there is space for bicycle storage. The charming cottage style, walled rear garden has a raised decked seating area, lawn with mature shrubs set to borders and storage.

Location

Eden Street which forms part of a conservation area, is a well situated no-through road lying close to Parker's Piece, and the city centre (Market Square) is about 0.6 miles away. It is well positioned for many of the city's facilities and the university 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.

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 /leasehold interest.

Viewing

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





Ground Floor
Approx. 42.5 sq. metres (457.4 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 75.6 sq. metres (813.9 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	EU Directive 2002/91/EC	

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