



22 Searle Street, Cambridge, CB4 3DB  
Guide Price £575,000 Freehold



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**A CHARMING AND WELL-PRESENTED VICTORIAN TERRACED HOME OFFERING SPACIOUS ACCOMMODATION INCLUDING 2 DOUBLE BEDROOMS, OCCUPYING A HIGHLY CONVENIENT AND SOUGHT-AFTER NORTH CITY LOCATION WITHIN STRIKING DISTANCE OF JESUS GREEN. THE PROPERTY OFFERS A LARGE, DETACHED GARAGE AND IS BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- Victorian terraced home
- 2 double bedrooms , 2 receptions
- Large, detached garage
- Pleasant, low-maintenance garden
- No onward chain
- 77 sqm / 827 sqft
- 4-piece ground floor bathroom
- Residents permit parking
- Plot - approx 0,02 acres
- Gas-fired central heating

22 Searle Street forms half of Pilgrim Cottages, a pair of attractive staggered terraced houses dating back to 1890 and is conveniently situated just north of the River Cam. The property is well-presented throughout and also benefits from a detached garage located at the foot of the garden, accessed via Hilda Street.

On the ground floor, a newly created entrance hall features Victorian-style corbels and provides access to the living room, which includes an inset coal-effect gas stove with a wood surround and fitted shelving either side. A snug/dining room has a useful under stairs storage cupboard and opens into the extended kitchen/dining room, which has an impressive, glazed roof and double doors opening onto the rear garden. With a range of fitted base and wall-mounted units, the kitchen has space for appliances and plumbing for a washing machine and a dishwasher. To the rear, there is a generous bathroom with a stylish bath, walk-in shower, floating wash basin with a vanity unit, WC and a heated towel rail.

On the first floor, there are two double bedrooms, the front benefitting from a feature fireplace with built-in wardrobes on either side.

Outside, there is a low-maintenance and private courtyard garden, leading to the detached garage, which includes an inspection pit and an electric garage door.

#### **Location**

Searle Street forms part of a sought-after and charming residential area to the north of the River Cam and a stone's throw from Alexandra Gardens. It is situated around 1 mile north of the city centre, which can be easily reached on foot or bicycle. Jesus Green and Midsummer Common are close by and there are a good range of local shopping facilities and independent cafés and restaurants both on Victoria Road and Mitcham's Corner. Local schooling is available at St Luke's C of E Primary School and Chesterton Community College.

#### **Tenure**

Freehold

#### **Services**

Main services connected include: water, electricity, gas 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 /leasehold interest.

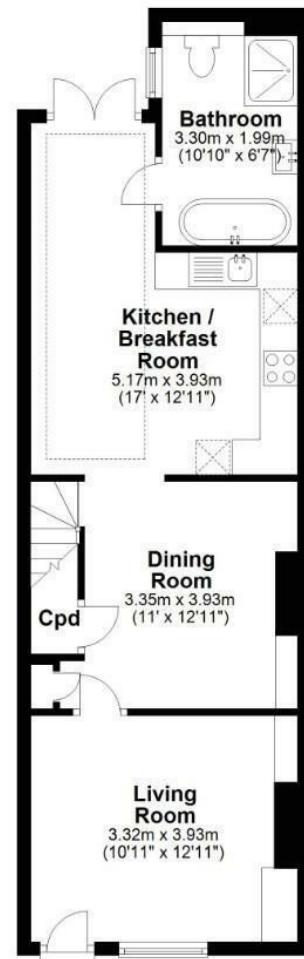
#### **Viewing**

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



### Ground Floor

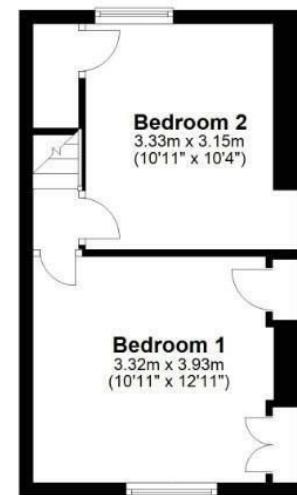
Approx. 50.3 sq. metres (541.2 sq. feet)



Drawings are for guidance only  
Plan produced using PlanUp.

### First Floor

Approx. 26.5 sq. metres (285.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	72
(81-91)		B	61
(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	

