



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

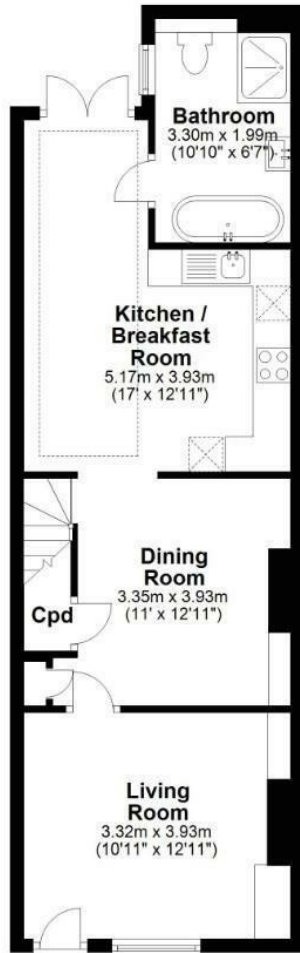
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

#### Viewing

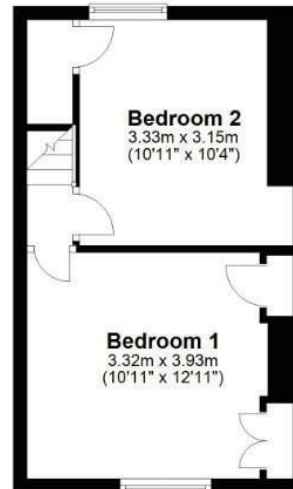
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



**Ground Floor**  
Approx. 50.3 sq. metres (541.2 sq. feet)



**First Floor**  
Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
		EU Directive 2002/91/EC

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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.



