



13 Mount Pleasant, Cambridge, CB3 0BL
Guide Price £675,000 Freehold



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A UNIQUE OPPORTUNITY TO PURCHASE A GRADE II LISTED THREE BEDROOM VICTORIAN HOUSE WHICH HAS COME TO THE OPEN MARKET FOR THE FIRST TIME, IN A PRIME RESIDENTIAL LOCATION JUST OFF CASTLE HILL, WITHIN WALKING DISTANCE OF THE HISTORIC CITY CENTRE

- 1300 sq ft three bedroom house
- Many original features
- First class residential position

3 bedrooms, sitting room, dining room, fitted kitchen, large hall, porch, bathroom and wc, utility room, front and rear gardens, no chain

This beautiful Victorian house occupies an elevated position in an excellent residential location and an area where residential property is scarcely available. Deceptively large and well proportioned, this former Alms house is Grade II listed and in a little more detail comprises:- A porch leading to the large reception hall with stairs to first floor. There is a front sitting room with original cast iron fireplace, a dining room with three windows to the rear aspect and original cast iron fireplace. The kitchen has been fitted with a range of units, has a door to outside and a door to the utility room where there is a gas fired boiler. Upstairs, the landing has a velux roof light, fitted cupboard and loft access and there are three bedrooms, two large doubles with fireplaces and a small single/nursery room. The bathroom has a shower over the bath and low level wc. The house retains much of its original character with picture rails, deep skirtings and attractive cornicing and plaster work, along with attractive windows and lovely high ceilings. Outside, to the front there is a good sized garden and to the rear there is a garden with paved and lawned areas. There is also a pedestrian right of way to the rear of the garden. Parking is available via the residents permit scheme. All in all a very rare opportunity to acquire an unusual and attractive house in an excellent position.

Location

Mount Pleasant stands in a rather special area of the City only about half a mile north of the centre. This is an area of the City where properties seldom come for sale and is a most attractive location on a slight rise and ideal for those seeking a quiet position yet one that is easily accessible for facilities and amenities which Cambridge offers. The river and Jesus Green are within easy walking distance of the property.

Services

All mains services connected

Statutory Authorities

Cambridge City Council

Fixtures and Fittings

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

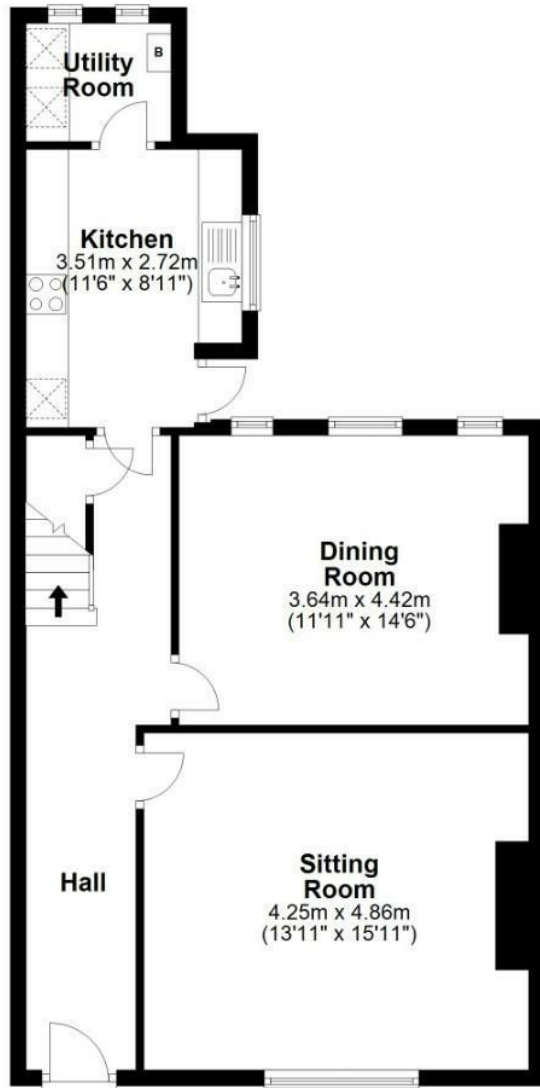
Viewing

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



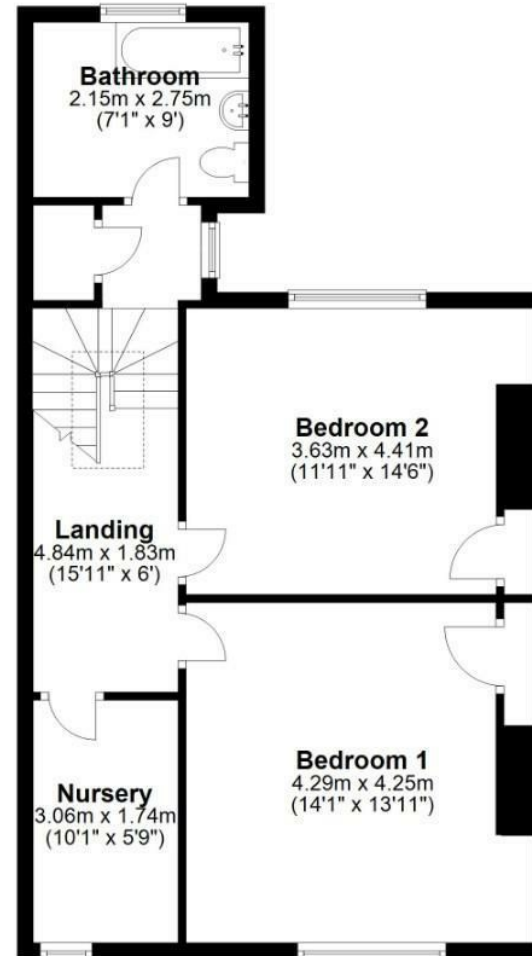
Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

