



4 Upper Gwydir Street, Cambridge, CB1 2LR
Guide Price £575,000 Freehold



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01223 323130

**A CHARMING VICTORIAN TERRACED HOUSE WITH WELL-PRESENTED
ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, OCCUPYING A SUPERB,
NEAR-CENTRAL LOCATION CLOSE TO THE RAILWAY STATION.**

- 71 sqm / 763 sqft
- 2 bedrooms, 2 reception rooms
- Permit parking
- Plot size - approx 0.03 acres
- Delightful, enclosed rear garden
- Victorian mid-terrace house
- Attractive period features
- Upstairs family bathroom
- Electric heating to radiators
- PV panels to front and rear, double glazing

This attractive period home has been updated in recent years and offers spacious, well-appointed accommodation with the benefit of PV panels fitted to the front and rear roof aspects. The property occupies a highly sought-after location in the Petersfield area of the city, within easy reach of the railway station, city centre and a variety of amenities. It also falls within the catchment for St Matthew's Primary School and Parkside Community College, which have achieved Ofsted ratings of 'good' and 'outstanding' respectively.

The entrance hall has stairs to the first floor and engineered wood floors (oiled oak), which continues into the open plan living/dining room. With French doors opening onto the rear garden, the living/dining room also has a window to the front aspect and two fireplaces with gas fires, flanked either of the chimney breasts by cupboards and shelving. The impressive kitchen is very well-equipped with a range of fitted units with wooden worktops, an integrated double oven with a gas hob and an extractor hood over, fridge/freezer, dishwasher, plumbing for a washing machine and a glazed stable door to the rear garden.

On the first floor, there are two double bedrooms, with the master bedroom benefitting from fitted wardrobes. The family bathroom has a three-piece suite including a panelled bath with a shower over, pedestal wash basin and a WC.

Outside, the superb, landscaped rear garden is fully enclosed and partly laid to lawn, with paved areas, well-stocked borders and a brick storage shed to the rear.

Location

Gwydir Street is a highly desirable road lying between Mill Road and Norfolk Street about 0.7 miles from the railway station and 1 mile south of Cambridge City centre (Market Square). There is a good selection of independent and local shops and restaurants on Mill Road whilst other facilities and amenities can be found in the city centre itself. Schooling for all age groups is available locally with both St Matthew's Primary School and Parkside College.

Tenure

Freehold

Services

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

There are PV solar panels, which the owners advise us generate approximately £550 per annum

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

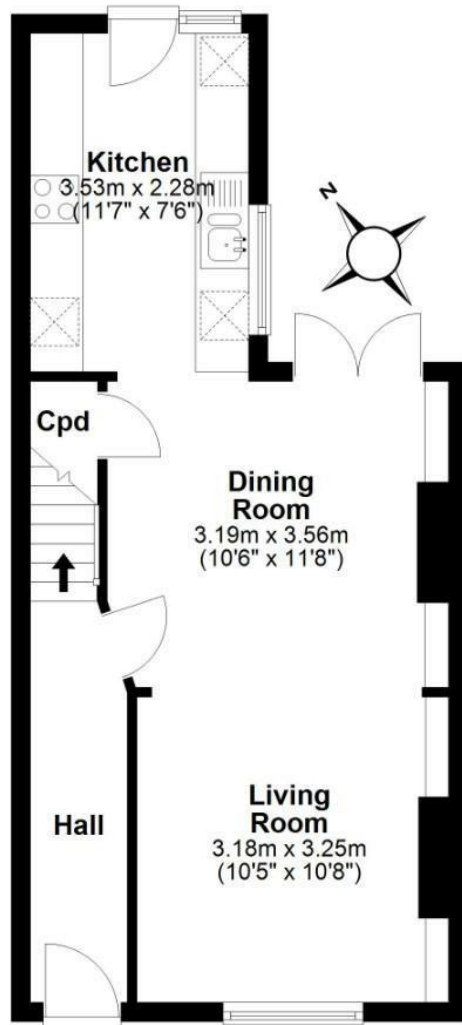
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 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		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



