



21 Eden Street, Cambridge, CB1 1EL  
Guide Price £550,000 Freehold



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**A VERY CHARMING, GRADE II LISTED, REGENCY ERA TERRACED HOUSE WITH WELL-PRESENTED ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, OCCUPYING A SUPERB LOCATION IN THE KITE AREA OF THE CITY, MOMENTS FROM THE CITY CENTRE. NO ONWARD CHAIN.**

- Grade II Listed, mid-terrace house
- 700 sqft / 66 sqm
- Attractive period features
- Gas-fired heating to radiators
- Residents permit parking
- Constructed circa 1835
- 2 double bedrooms & stylish shower room
- 2 reception rooms and extended kitchen
- Delightful, enclosed rear garden
- EPC rating: D / 67

This elegant period home has been updated in recent years and offers well-appointed accommodation. No. 21 is particularly characterful, as it has pilasters to the frontage, which support a pediment, an attractive feature shared with no. 22 to mark the middle of the terrace. The property is located in the highly sought-after Kite area, within walking distance of the historic city centre, railway station, and a variety of amenities.

The property is set back from the road behind a small front garden and enters into the living room, which has an electric fire with period surround, a built-in cabinet and a door to the dining room, which also has fitted cupboards and access to an enclosed staircase leading to the first floor. Off the dining room, there is a stylish shower room with roof light, shower cubicle, wash basin and a WC. To the rear of the property is the kitchen/breakfast room, which has an abundance of light courtesy of patio doors to the rear garden and a part-vaulted, partly glazed ceiling. There are a number of fitted units and shelves, an inset wash basin, and space for a washing machine and fridge/freezer.

On the first floor, there are two double bedrooms, with the master bedroom featuring attractive panelling and a feature fireplace. The rear bedroom has a fitted wardrobe, which houses the gas-fired combination boiler.

Outside, there is a small, enclosed garden to the front with a boundary hedgerow and a pedestrian gate. The delightful rear garden is fully enclosed and has a patio area, a variety of shrubs, raised beds, two sheds and a pedestrian access gate at the rear.

#### **Agents' Notes**

Most of the roof has been replaced and the sash windows have all been refurbished in the last 5 years. The property was rewired in 2020 and the ceilings in the bedrooms are all new. The boiler was installed in 2016 or 2017 and has been serviced annually since then.

#### **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 - D

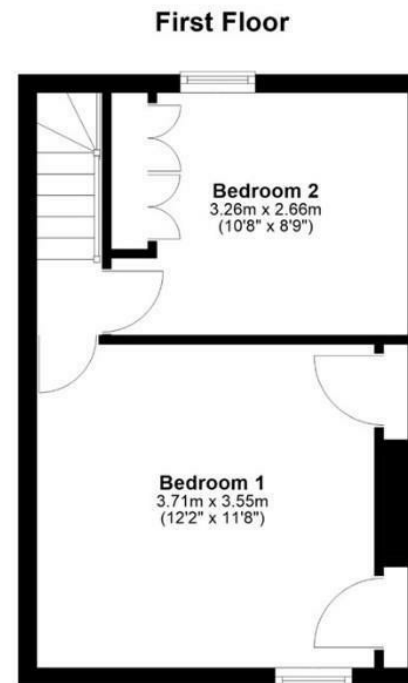
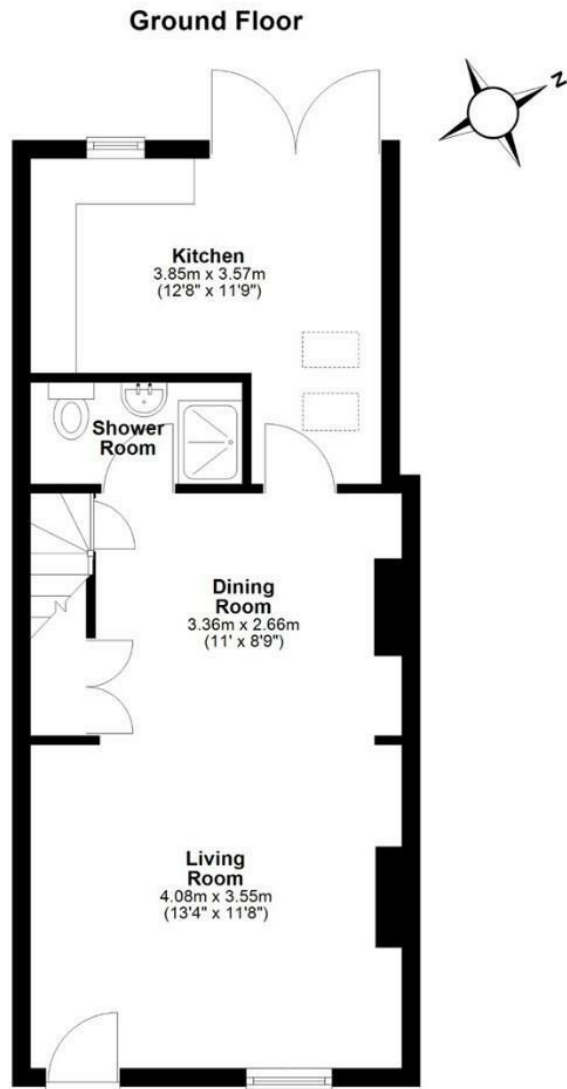
#### **Fixtures and Fittings**

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.





Approx. gross internal floor area 66 sqm (700 sqft)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>67</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

