

171 Gwydir Street, Cambridge, CB1 2LJ

Guide Price £900,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A LARGE, 5-BEDROOM VICTORIAN HOUSE ON GWYDIR STREET PROVIDING FAMILY ACCOMMODATION APPROACHING 1,800 SQFT AND A GENEROUS WEST-FACING GARDEN. CONVENIENTLY POSITIONED FOR MILL ROAD AND CAMBRIDGE STATION.

- 1783 sqft / 165 sqm
- 5 beds, 3 reception, 2 bath
- Generous west-facing rear garden
- Replacement double-glazed front sash windows
- Large open plan kitchen/dining/living space with tri-folding doors
- Extended 1890's Victorian family house
- Plot size - approx 0.08 acres
- Residents permit parking scheme
- Pressurised gas central heating system to radiators
- Convenient for Mill Road, Cambridge Station and excellent schools

This broad and attractive Victorian family home in Gwydir Street offers extended accommodation over three spacious floors and an established west-facing rear garden. The property is positioned yards from Mill Road and is well placed for Cambridge Station, excellent schools and the city centre.

This fine period house has been significantly extended and improved to provide a modern open-plan, ground floor layout and additional bedrooms on the upper floors.

The accommodation extends to 1,783 sqft. and includes an entrance hall, a double sitting room with elegant original period features, a ground-floor bathroom suite and a spacious open-plan kitchen/dining/living space. The kitchen is well-equipped and features matching Shaker-style base units and drawers, wall-mounted cabinetry, work surfaces, tiled splashbacks, a range of appliances and space for a range style cooker and a washing machine. This impressive space benefits from lots of natural light and access to a comfortable patio area through wide tri-folding doors. There are further built-in storage solutions between the dining area and sitting room as well as a useful side lobby, which extends the length of the double living space.

Upstairs, the first-floor level provides three spacious double bedrooms and a single bedroom/study.

The principal bedroom suite is located on the second floor and enjoys a high degree of natural light and views to surrounding gardens. There are built-in wardrobes providing storage and hanging space and a separate shower room, which is accessed from the landing area.

Outside, the established rear garden has a west-facing aspect and offers good privacy. There is an extended patio area offering space for outside dining and seating. A timber shed provides storage for garden equipment. There is private side access, which leads into the living/dining area and provides further storage space, ideal for bicycles.

Location
Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield ward. It is conveniently situated between East Road and Mill Road, around half a mile east of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is a 15 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton Centre, Beehive Shopping Centre and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College, which is Ofsted rated as 'outstanding'.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - E

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.

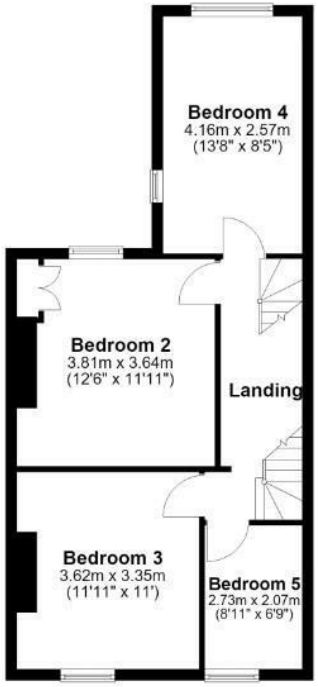






First Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



Ground Floor

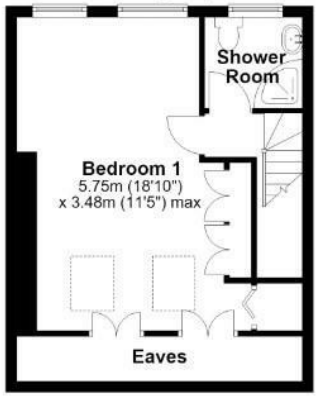
Approx. 81.8 sq. metres (880.6 sq. feet)



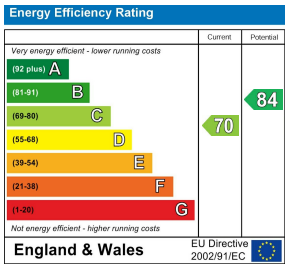
Second Floor

Approx. 30.9 sq. metres (332.8 sq. feet)

(excluding Eaves)



Total area: approx. 165.4 sq. metres (1780.6 sq. feet)



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.















