



89 Gwydir Street, Cambridge, CB1 2LG  
Guide Price £495,000 Freehold



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**AN EXTENDED VICTORIAN END OF TERRACE HOUSE PROVIDING CHARMING ACCOMMODATION APPROACHING 870 SQFT WITH A LONG WEST-FACING REAR GARDEN, LOCATED ON GWYDIR STREET. OFFERED FOR SALE WITH NO ONWARD CHAIN.**

- Extended Victorian house on Gwydir Street
- 2 spacious double bedrooms, 1 bathroom
- 2 reception rooms
- Plot size - approx 0.06 acres
- Private entrance passage with access to rear garden
- 864.2 sqft / 80.3 sqm
- Long west-facing rear garden.
- Gas-fired heating to radiators
- On street parking
- Chain free

This late Victorian house on Gwydir Street is located within the popular and well-served Petersfield area, a short walk to Cambridge Station, Mill Road and the historic centre. The property has been extended, altered and improved to create a practical arrangement of accommodation, retaining some attractive period features and benefitting from lots of natural light.

A private, fully enclosed side entrance hall provides access to the rear garden and ground floor accommodation. The dining room has an attractive solid wood parquet floor, open feature staircase with concealed storage cupboard beneath, a glazed door opening to the garden and links the sitting room to the kitchen. The sitting room has a sash window overlooking the front aspect, a period fireplace and bespoke recess cabinetry and shelving. The well-equipped kitchen has been refitted and provides an extensive range of low-level units and drawers, matching wall-mounted cabinets, working surfaces with an inset sink and draining unit and tiled upstands, a range of integrated appliances and tiled flooring which continues through into the inner lobby. A bathroom completes the ground floor accommodation.

Upstairs, there are two spacious double bedrooms with exposed wooden floorboards.

Outside, the rear garden is approaching 100ft in length and adjoins Mill Road Cemetery. The garden has a favourable west-facing aspect, established trees and shrubs and a useful outbuilding ideal for storage or conversion to a home working space.

**Agent's Note**

Please note, the property is located adjacent to the renowned Cambridge Blue pub. We advise buyers to seek mortgage advice before arranging a physical viewing.

The property is in a conservation area.

**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

**Statutory Authorities.**

Cambridge City Council

Council Tax Band - C

**Services**

All mains services are connected.

Gas-fired boiler is located in the kitchen.

**Fixtures and Fittings**

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

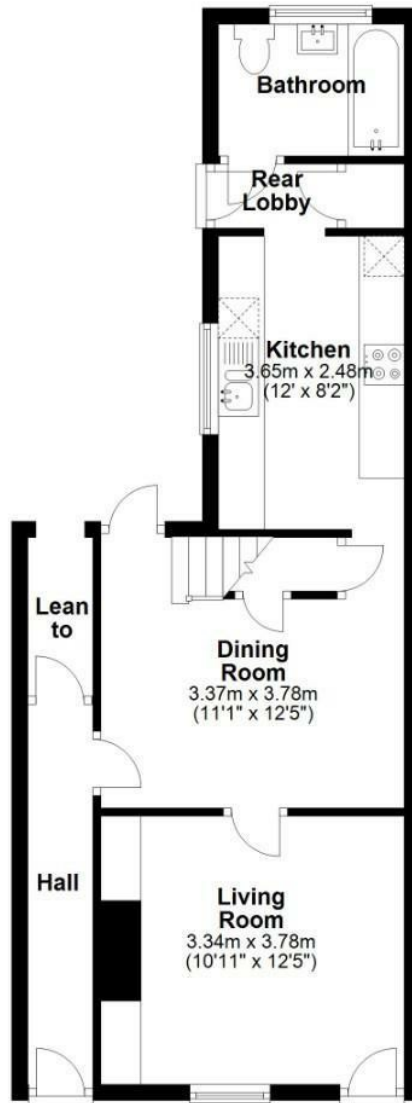
**Viewing**

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



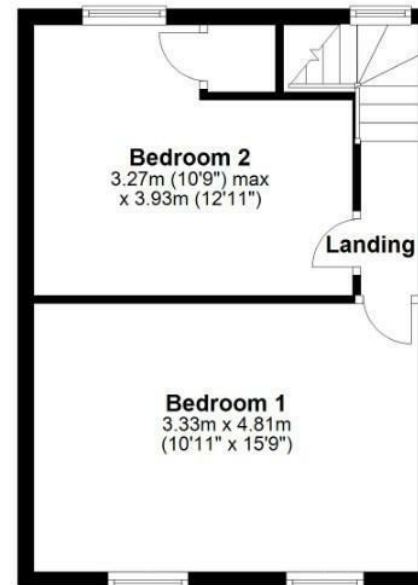
## Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



## First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



