



16 Kingston Street, Cambridge, CB1 2NU
Guide Price £450,000 Freehold



rah.co.uk
01223 323130

A 3-BEDROOM, VICTORIAN TERRACED HOUSE IN NEED OF COMPLETE MODERNISATION, BENEFITTING FROM A SUPERB, NEAR-CENTRAL LOCATION, A SHORT WALK FROM CAMBRIDGE RAILWAY STATION. NO ONWARD CHAIN.

- Victorian, mid-terrace house
- 3 bedrooms, 1 bath, 1 reception
- On street parking - residents permit
- Council tax band - C
- Tremendous scope for improvement
- 870 sqft / 80 sqm
- Plot size - 0.03 acres
- EPC rating - G / 6
- No onward chain
- Fully enclosed, low maintenance rear garden

This terraced Victorian house occupies a desirable location to the east of the city centre, within a stones' throw of a wide range of amenities and a short walk from the railway station. The property requires full modernisation and offers scope for expansion, subject to the relevant consents.

On the ground floor, the property comprises an entrance hallway with stairs to the first floor, a living/dining room with a dual aspect, a kitchen with a door to the rear garden and a bathroom to the rear.

On the first floor there are three bedrooms, two of which are double in size.

Outside, the rear garden is mainly paved and fully enclosed by walls and fencing. There is also a timber shed and raised borders.

Location

Kingston Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Hooper Street 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 6-minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton and Beehive Shopping Centres and the 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 both of which are Ofsted rated as 'outstanding'.

Tenure

Freehold

Services

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

Please note that there is no central heating at the property.

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.

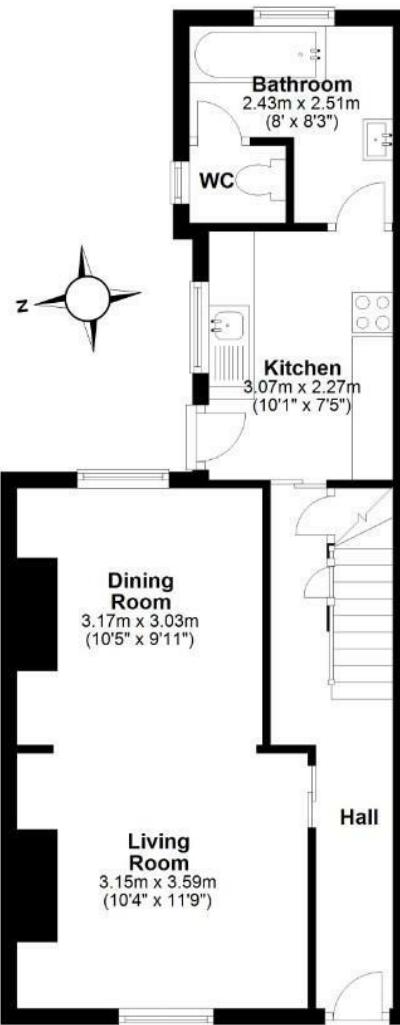
Viewing

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



Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)

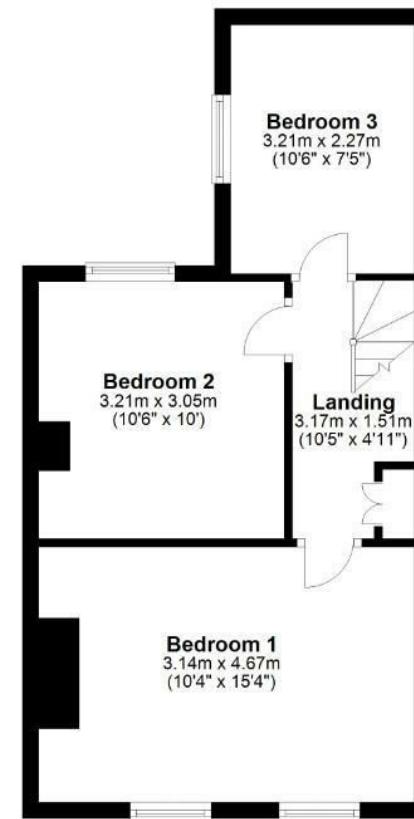


Total area: approx. 80.8 sq. metres (870.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	85
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	6
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

