



21 Grafton Street, Cambridge, CB1 1DS
Guide Price £695,000 Freehold



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**AN ATTRACTIVE, WELL EXTENDED AND MODERNISED FOUR BEDROOM
VICTORIAN TERRACED HOUSE WITH SPACIOUS FAMILY ACCOMMODATION ON
THREE FLOORS AND AN ATTRACTIVE GARDEN**

- Four bedroom Victorian house
- Period features
- Gas fired central heating
- Sought after central location

Entrance hall, cloakroom, sitting room, kitchen/dining room, four bedrooms, family bathroom, courtyard garden with pedestrian access, gas fired radiator heating, period features

Grafton Street is a well presented mid terraced Victorian house which has been stylishly updated and modernised in recent years to give excellent accommodation on three floors. Many period features including stripped wood floorboards, fireplaces and sash windows to the front elevation have been retained. The property is well laid out with entrance hall, cloakroom, sitting room with Victorian fireplace, a superb kitchen/dining room with a range of high gloss units and appliances, folding doors leading to the courtyard garden with rear pedestrian access. On the upper floors there are four bedrooms along with an attractive family bathroom. The property has gas fired radiator central heating and double glazing to windows with the exception of the sash window in the living room.

Location

Grafton Street forms part of a well established residential area known as 'The Kite', conveniently located between the Grafton Centre and the City centre. It is well situated for access to the excellent local shopping on Burleigh Street and Fitzroy Street including a local Waitrose. The City centre, railway station and other facilities of the City are easily available on foot or by bicycle.

Tenure

Freehold

Services

All mains services connected

Statutory Authorities

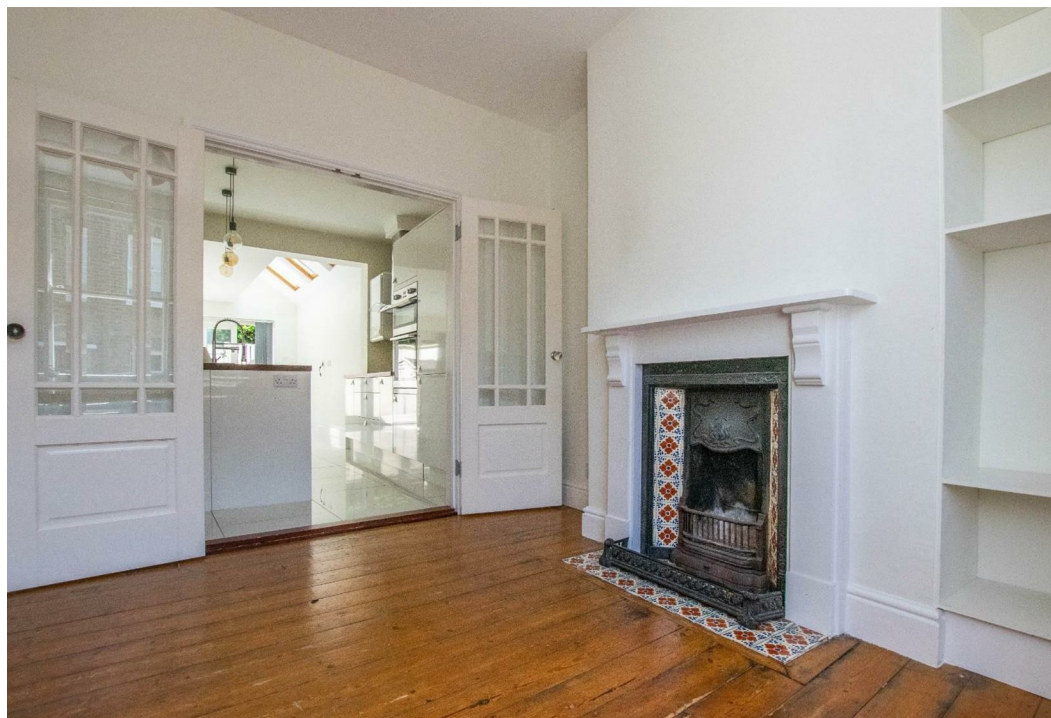
Cambridge City Council

Fixtures and Fittings

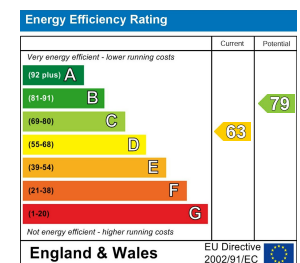
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



21 Grafton Street, Cambridge



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.

