



50 Sedgwick Street, Cambridge, CB1 3AJ  
Guide Price £650,000 Freehold



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**A MOST ATTRACTIVE VICTORIAN TERRACED HOUSE, EXTENDED, FULLY REFURBISHED AND BEAUTIFULLY PRESENTED THROUGHOUT RETAINING MANY ORIGINAL FEATURES SET WITHIN A DELIGHTFUL LANDSCAPED GARDEN IN THIS SOUGHT AFTER AND CENTRALLY LOCATED AREA**

- Three bedroom Victorian house
- Extended and refurbished to high specification
- Fabulous kitchen/breakfast/family room
- Bay windowed sitting room with feature fireplace
- Refitted family bathroom and shower room
- Many original features
- Landscaped rear garden

This beautifully presented mid terrace Victorian house is of brick elevations under a pitched tiled roof and has been refurbished, updated and extended by the present owner. The property has been skilfully improved creating an attractive blend of traditional and contemporary space over two floors, with potential to extend further into the roof space like many other houses in the street. The accommodation comprises a spacious entrance hall with solid wood flooring and stairs to the first-floor accommodation. The bay windowed sitting room with fitted window seat boasts a feature open fireplace with tiled hearth and opens into a dining/family room with bespoke fitted book shelving and storage cupboards. The newly constructed kitchen/breakfast room has a part vaulted ceiling with roof lights, underfloor heating and an excellent range of kitchen units, oak work surfaces and a full range of integrated appliances. A feature curved wall cleverly conceals a luxury wet room with walk in shower area and attractive wall and floor tiles with underfloor heating. Upstairs there is a split-level landing with solid wood flooring and fitted storage cupboards, three double bedrooms including the master and guest bedroom with original fireplaces and a refitted family bathroom with wc, hand basin, tiled panelled bath with power shower over and attractive wall and floor tiling with underfloor heating. Outside, the property is screened from the road by a combination of walling and hedging with a paved pathway to the entrance portico. The rear garden has been professionally landscaped, laid to Indian sandstone patio, ideal for al fresco dining, with a block paved pathway leading to an additional patio with pergola over, well stocked flower and shrub borders and beds, timber shed, bike rack, bin store and gated rear access.

**Location**

Sedgwick Street lies off Mill Road about 1.5 miles south east of the City centre. Mill Road itself offers a wide and varied selection of shops, restaurants and bars whilst the City centre and railway station are within walking or cycling distance

**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.

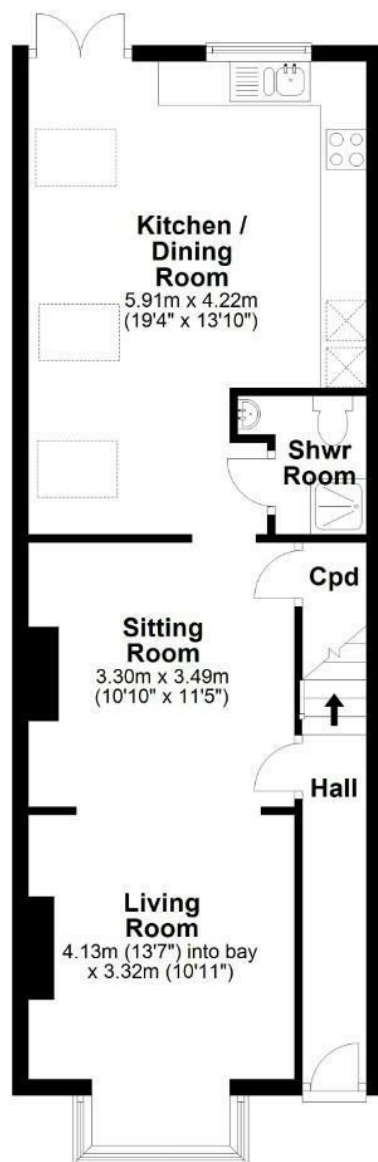
**Viewing**

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



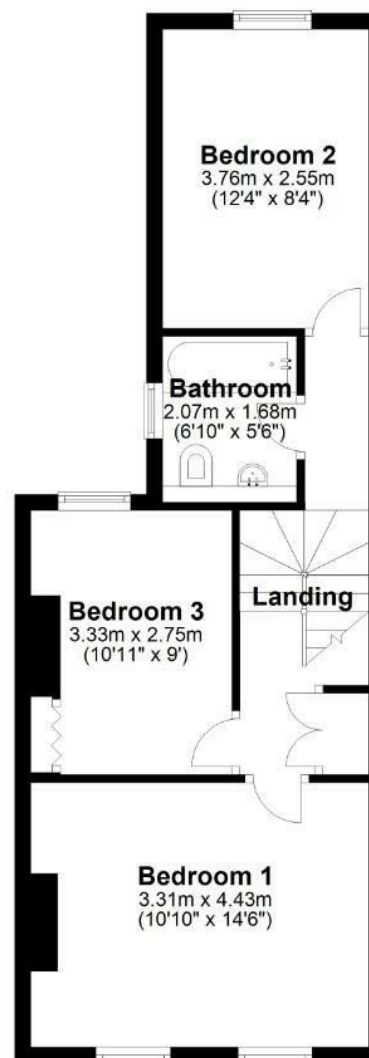
## Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 101.3 sq. metres (1089.9 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>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</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

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.



