



5 Upper Gwydir Street, Cambridge, CB1 2LR  
Offers In Excess Of £525,000 Freehold



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**OFFERED WITH NO CHAIN, IS THIS ATTRACTIVE VICTORIAN MID-TERRACE HOUSE COMBINING PERIOD CHARACTER WITH WELL-PROPORTIONED ACCOMMODATION, A PARTICULARLY GENEROUS FIRST-FLOOR BATHROOM AND AN ESTABLISHED REAR GARDEN, SITUATED IN ONE OF CAMBRIDGE'S MOST SOUGHT-AFTER CENTRAL RESIDENTIAL AREAS.**

- Victorian, mid terrace property
- 770.6 sqft / 71.6 sqm
- No chain
- Gas-fired heating to radiators
- Plot size - approx 0.03 acres
- 2 bedrooms, 2 reception areas
- Spacious upstairs bathroom
- Permit parking
- Enclosed rear garden
- Located off the popular Mill Road

This appealing Victorian home occupies a handsome traditional terrace on Upper Gwydir Street and offers approximately 770 sqft (71.6 sqm) of accommodation arranged over two floors. The property retains much of the character associated with houses of this period, including an attractive brick façade, sash windows, fireplaces and timber flooring, whilst offering comfortable and practical accommodation for modern living.

The ground floor is arranged around two principal reception rooms. To the front, the sitting room is a welcoming space with a large window providing good natural light, an attractive period fireplace and herringbone timber flooring. Beyond is a separate dining room, providing a useful second reception space and giving access to the staircase and kitchen.

Positioned at the rear of the house, the kitchen measures approximately 11.4 ft x 7.3 ft and is fitted with a range of contemporary cabinetry and work surfaces, together with integrated and space for freestanding white goods. A window overlooking the garden brings plenty of natural light into the room, while the layout provides direct access towards the rear of the property.

On the first floor are two bedrooms. The principal bedroom is a particularly attractive room, with two sash windows, a period fireplace and useful fitted shelving. The second bedroom is also well-proportioned and lends itself equally well to use as a guest bedroom, children's room or a home office. A notable feature of the house is the generous bathroom, unusually spacious for a Victorian property of this type. It is fitted with a bath, separate shower enclosure, wash basin and a WC, with painted timber panelling adding character to the room.

Outside, the property benefits from a private enclosed rear garden, an increasingly valuable feature in this central Cambridge location. Immediately adjoining the house is a paved terrace providing ample room for outdoor dining and entertaining. Beyond is an established garden with planted borders, mature trees and a timber garden shed, creating a pleasant and secluded setting.

#### **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

#### **Services**

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

#### **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**

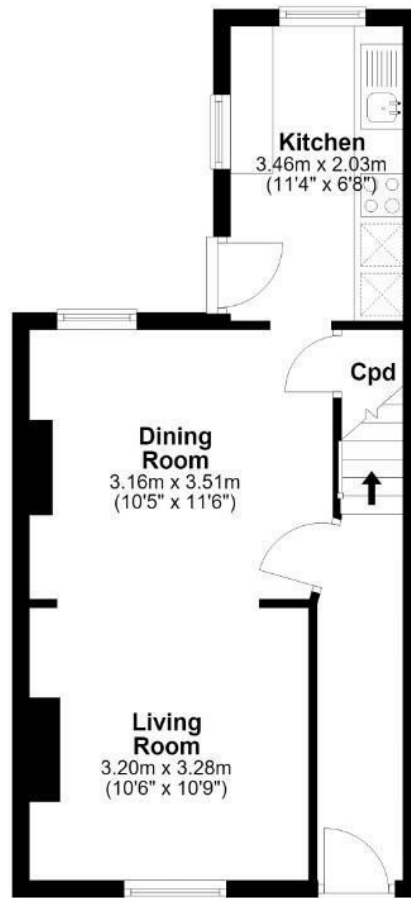
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





## Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | EU Directive 2002/91/EC |

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