



34A Paradise Street, Cambridge, CB1 1DR  
Guide Price £550,000 Freehold



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**A CHARMING VICTORIAN, TWO-BEDROOM TERRACED PROPERTY SITUATED IN THE HEART OF THE KITE AREA OF CAMBRIDGE CITY, AVAILABLE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- Terraced, Victorian home
- 2 beds, 1 bath, 1 reception
- Plot size - approx 0.02 acres
- Permit parking
- No chain
- 63 sqm / 678.3 sqft
- Courtyard garden
- Gas-fired heating to radiators
- EPC - C / 71
- Located in the popular and central Kite area

34a Paradise Street is a charming, late Victorian home, which has been improved and well maintained over the years. The property offers well-proportioned accommodation of 675 sqft, within walking distance of the city centre.

You enter the property into a glazed entrance lobby with space for coats and shoes, which then opens into the wonderfully light and neutrally decorated, open-plan sitting / dining room. The kitchen has a range of contemporary oak fronted units, a one and a quarter bowl, ceramic sink with mixer tap and drainer, an integral dishwasher, space for a freestanding cooker and plumbing for a washing machine.

On the first floor there are two good sized bedrooms and a modern family bathroom, fully tiled and fitted with a four-piece suite.

Outside, the garden extends to approximately 20 feet in length and is walled and fenced with an additional side return. It is extensively paved with established borders, stocked with various plants and shrubs. The garden also benefits further from being south-facing and has a secure rear pedestrian access.

**Location**

Paradise Street forms part of a popular and established area known as The Kite situated close to the Grafton Centre and is within walking distance of the city centre and many other facilities offered by the University. There is an excellent range of local shopping and other facilities in the immediate area such as Parkside Pool and Kelsey Kerridge Sports Centre with open spaces of Parker's Piece, Christ Pieces and Midsummer Common nearby. Schooling is available at Parkside Community College and for commuters, Cambridge Station is within walking/cycling distance.

**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**

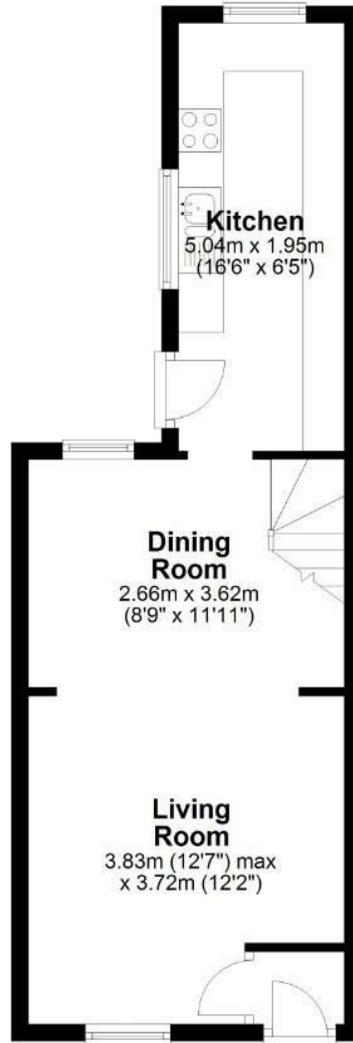
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



**Ground Floor**  
Approx. 34.2 sq. metres (368.1 sq. feet)



**First Floor**  
Approx. 29.8 sq. metres (321.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 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>			91
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

