66 Ainsworth Street, CB1 2PD

Guide Price £525,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

AN ATTRACTIVE VICTORIAN HOME ON AINSWORTH STREET, OFFERING GENEROUS AND CHARACTERFUL ACCOMMODATION OF APPROXIMATELY 1,029 SQFT, TOGETHER WITH A MATURE REAR GARDEN AND THE CONSIDERABLE BENEFIT OF A NEW ROOF.

• Victorian mid-terraced home • 1028.6 sqft / 95.6 sqm • 3 bedrooms. 1 bathroom, 2 reception areas • Period features • Plot size - approx 0.05 acres • Mature rear garden • Gas-fired heating to radiators • On street parking • Stripped pine doors and floors • EPC - D / 62

The ground-floor accommodation is particularly versatile. A welcoming entrance hall leads to the principal sitting room, a bright and well-proportioned space with a period fireplace and a large window providing good natural light. Beyond is a separate dining room, again with an attractive fireplace and useful fitted shelving.

To the rear, the kitchen/breakfast room with a brick and pamment floor extends to approximately 20'5" in length and provides direct access to the garden. This excellent scope for refurbishment and, subject to the necessary consents, possible reconfiguration to create a more contemporary family living space.

On the first floor are three bedrooms arranged around a central landing. The principal bedroom is especially generous, measuring approximately 12'2" x 15'2", with the original fireplace and two windows creating a particularly light and airy room. There are two further bedrooms, one of which has built-in storage cupboards and retains a charming period fireplace, and the family bathroom, which has a shower over the bath.

Outside, the property enjoys an established and secluded rear garden, with a paved terrace immediately adjoining the house and a lawn beyond. Mature trees, shrubs and planting provide a pleasingly leafy setting and a good degree of privacy. The property benefits from a right of way, providing access to garden. The front of the property is set back from the road and pavement behind a low-rise wall and shallow garden.

Location
Ainsworth Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Sleaford Street and Hooper Street, around 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 10 minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres and 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 whilst secondary provision is at Parkside Community College, which is Ofsted rated as 'outstanding'.

Tenure
Freehold

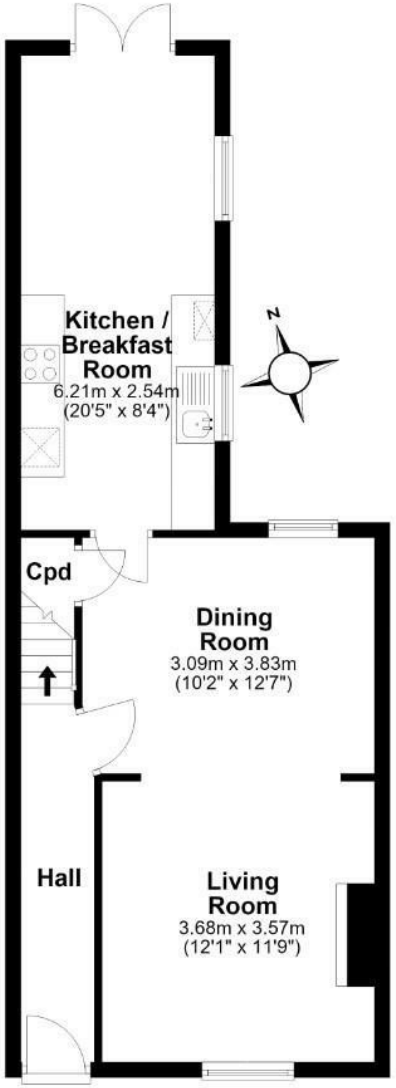
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

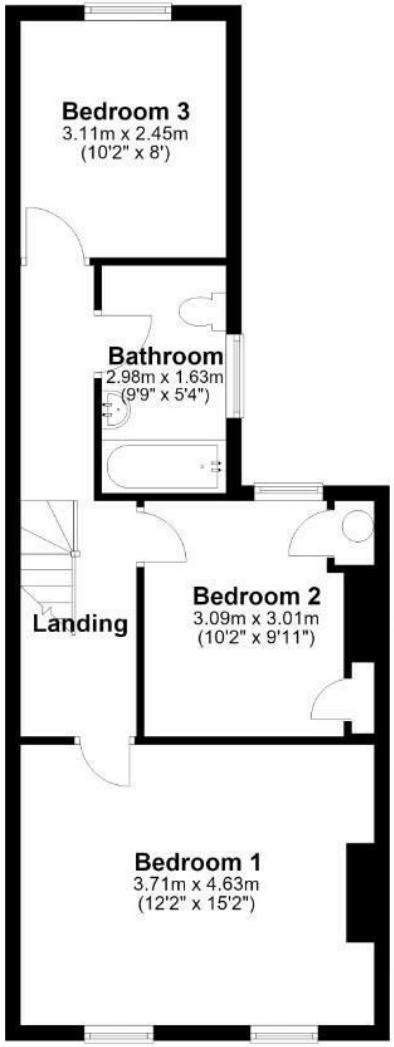
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold nterest.

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

Ground Floor
Approx. 47.9 sq. metres (515.3 sq. feet)

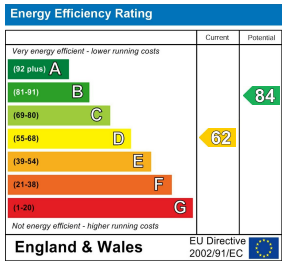


First Floor
Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 95.6 sq. metres (1028.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.