



29 Parsonage Street, Cambridge, CB5 8DN

Guide Price £775,000 Freehold



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**A DELIGHTFUL VICTORIAN MID-TERRACE HOUSE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION, INCLUDING 4 GENEROUS BEDROOMS, OCCUPYING A DESIRABLE LOCATION A STONE'S THROW FROM THE RIVER CAM AND CITY CENTRE**

- Charming, modernised Victorian house
- 4 bedrooms, 1 with ensuite, family bathroom
- Small, enclosed, southwest-facing rear garden with shed
- Plot size - 0.02 acres
- Residents permit parking
- Approx. 1,200 sqft/ 108 sqm
- Newly refurbished high-spec double glazed sash windows
- Period features including high ceilings and picture rails
- Gas central heating to radiators
- Living/dining room, kitchen/breakfast room and ground floor cloakroom

This elegant Victorian house has been extended and much improved in recent years, with works including, but not limited to, newly restored and double-glazed sash windows, rear extension at ground and first floor level, plus a loft conversion more recently. The property is conveniently located on a quiet, sought-after road, a short walk from the city centre and a stone's throw from Midsummer Common and the River Cam.

The property enters into the spacious living/dining room, which has a dual aspect, fitted shelving alongside the chimney breasts and stairs to the first floor with storage under. At the rear, there is a superbly extended kitchen/breakfast room which enjoys a wealth of light courtesy of south and west facing windows, including floor to ceiling windows and doors at the rear, providing views of and access to the garden. The kitchen has a tiled floor and is fitted with a range of stylish base and wall units with wooden work surfaces and integrated appliances including double oven and gas hob with extractor hood over, space for fridge/freezer, and plumbing for dishwasher and washing machine. The property also benefits from a cloakroom with WC.

On the first floor, there are three bedrooms, two of which include fitted wardrobes, with the extended rear bedroom featuring a Juliet balcony and Keylite roof window. There is the original Victorian fireplace and mantelpiece in the master bedroom. Mainly tiled, the family bathroom is fitted with a three-piece suite including paneled bath with mains shower over, vanity unit with wash basin, WC, heated towel rail and roof window. On the second (top) floor, there is a further double bedroom with dual aspect, Juliet balcony, storage eaves, fitted wardrobe and an ensuite shower room with wash basin and WC.

Outside, a shared, gated passageway provides pedestrian access to the delightful, west-facing rear garden. It garden is small but perfectly formed, well-established and mainly laid to lawn, with a patio area, shrub borders and a timber summerhouse/store with sheltered decking. Midsummer Common is a very short walk away,

**Location**

Local shopping 150 yards, city centre (Market Square) 0.5 miles, railway station 1.25 miles (Liverpool Street from 60 minutes, King's Cross from 49 minutes). Parsonage Street is a quiet, highly sought-after and convenient residential no-through road adjoining Midsummer Common, within easy walking distance of the historic city centre. The property also falls within the catchment for St Matthew's Primary School and Parkside Community College, which have achieved Ofsted ratings of 'good' and 'outstanding', respectively.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council  
Council tax band - E

**Fixtures and Fittings**

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

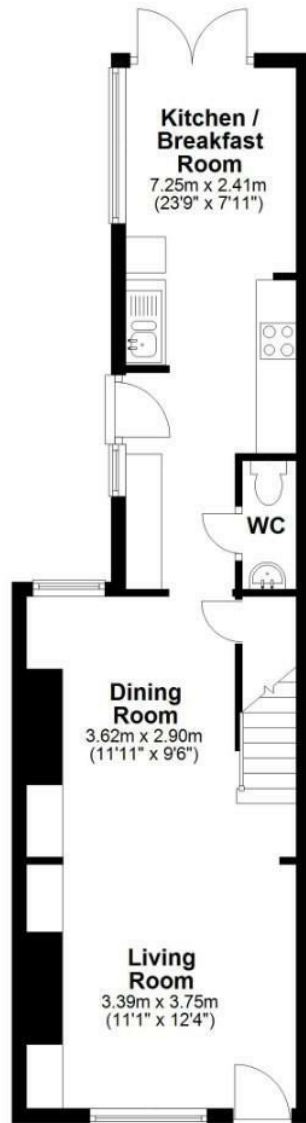
**Viewing**

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



## Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



## First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



## Second Floor

Approx. 17.7 sq. metres (190.2 sq. feet)



Total area: approx. 108.3 sq. metres (1165.6 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>                          |         |           |
| (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>                  | 69      | 80        |
| 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.

