

93 Sturton Street, Cambridge, CB1 2QG

Offers In Excess Of £500,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A STYLISH, COMPREHENSIVELY REFURBISHED, VICTORIAN, SEMI-DETACHED HOUSE WITH 2 COMFORTABLE DOUBLE BEDROOMS, SET WITHIN THE POPULAR AND PRIME CENTRAL RESIDENTIAL PETERSFIELD AREA OF CITY, CLOSE TO MILL ROAD AND CAMBRIDGE RAILWAY STATION.

- 73 sqm / 785 sqft
- 2 double bedrooms and stylish family bathroom
- Bright and airy open-plan living space
- Pleasant, westerly courtyard garden
- EPC rating - C / 71
- Semi-detached Victorian home
- Comprehensively refurbished and extended
- Well-appointed kitchen/dining room
- Gas central heating to radiators
- Plot size - approx 0.02 acres

This superb, semi-detached period home has been comprehensively refurbished and extended within the last 10 years and offers well-arranged, bright and airy accommodation. The property occupies a highly sought-after location in the Petersfield area of the city, within easy reach of the railway station, city centre and a variety of amenities. It 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.

On the ground floor, the property enters into the open-plan living space, which has quality wood-effect flooring, an attractive feature fireplace with wood-burner and slate hearth, fitted shelving and stairs to the first floor with storage under. To the rear, the impressive kitchen/dining room is replete with a range of integrated appliances including a fridge/freezer, an electric oven with an electric hob and an extractor hood over, a slimline dishwasher, plumbing for a washing machine and a cupboard housing the combination boiler. French doors provide views of and access to the rear garden.

On the first floor, there are two bedrooms, both of which are good-sized doubles, with the master bedroom featuring a part-vaulted ceiling and fitted wardrobes. The stylish family bathroom includes a bath with mains shower over, a wash basin with vanity unit, a low-level WC with hidden cistern, a heated towel rail and a Keylite window. The landing has a further Keylite window and a hatch with a fitted ladder providing access to the loft space.

Outside, gated pedestrian access leads to the fully enclosed, low-maintenance courtyard garden, which enjoys a westerly aspect and includes a mature tree and a storage shed. Parking is available on street.

Location
Sturton Street forms part of the popular Petersfield residential area, which is within walking or cycling distance of Mill Road, the railway station, the Grafton Centre and historic city centre. There is a wide range of independent shops, cafés, restaurants and public houses within the immediate vicinity including Mill Road, Norfolk Street and the Beehive Centre. The property is in the catchment area for St Matthew's Primary School and Parkside Secondary School, which are Ofsted rated as 'good' and 'outstanding' respectively.

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 /leasehold interest.

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

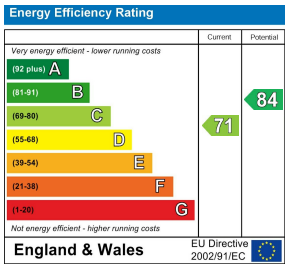








Approx. gross internal floor area 73 sqm (785 sqft)



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.















