



32 Clarendon Street, Cambridge, CB1 1JX  
Guide Price £675,000 Freehold



rah.co.uk  
01223 323130

**A BROAD AND CHARMING 3-BEDROOM VICTORIAN HOUSE ON CLARENDON STREET PROVIDING EXTENDED ACCOMMODATION APPROACHING 1000 SQFT AND A PRIVATE WEST-FACING REAR GARDEN IN THE CENTRE OF CAMBRIDGE.**

- Victorian mid-terrace house circa 1850
- 994 sqft / 92 sqm
- 3 bedrooms, 3 reception areas, 1.5 bathrooms
- Original period features
- Gas-fired heating to radiators, gas fires in lounge and front bedroom
- Aga range oven (also provides heating)
- Residents parking scheme
- No onward chain
- Semi open-plan kitchen/dining room with part-glazed roof
- Charming and colourful rear garden with west-facing aspect

This extended, mid-terrace Victorian house occupies a prime central location, moments from Parker's Piece and the historic city centre.

This charming period home provides characterful accommodation with broad living spaces, retaining attractive period features and a creative modern kitchen/dining room extension, remodelled with a part-glazed roof.

The property welcomes you into a lobby and then onto the reception hall, which opens to a large, bright and airy sitting room with a period fireplace with bespoke, recess cabinetry and book shelving, picture rails and cornicing. The kitchen/dining room was extended and remodelled circa 1993 to create a light and spacious semi open-plan space with part-glazed roof and access to the garden. The kitchen is well-equipped and has an Aga range oven. A W.C with wash hand basin completes the downstairs accommodation.

Upstairs, the landing area leads to a three-piece family bathroom suite with a shower over the bath, and three spacious bedrooms. Bedroom one has been extended and provides built-in wardrobes and a dressing area. Bedroom two retains period features and bedroom three benefits from its own wash hand basin.

Outside, the charming rear garden has a west-facing aspect and a private patio area. This lovely outside space is filled with colour from a variety of plants, flowers and shrubs. There is a useful timber shed for garden furniture and bicycles.

**Location**

Clarendon Street, which forms part of an established conservation area known as the Kite, is a well situated no-through road lying very close to Christ's Pieces Parker's Piece and the city centre (Market Square), which is about 0.6 miles away. It is particularly well positioned for Anglia Ruskin University and is in close proximity to many of the city's facilities and Cambridge University's departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Fixtures and Fittings**

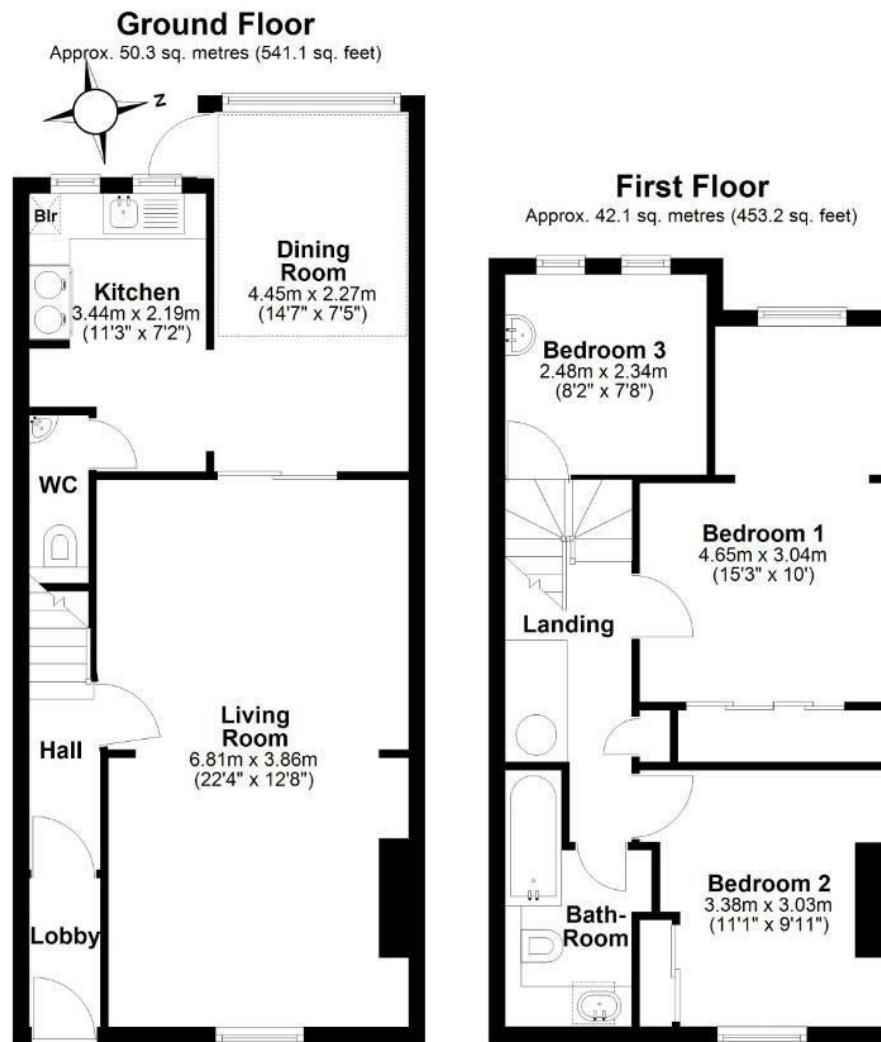
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

**Viewing**

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







Total area: approx. 92.4 sq. metres (994.3 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>                          |         | <b>86</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>                            |         | <b>63</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.



