



82 Mawson Road, Cambridge, CB1 2EA
Guide Price £1,050,000 Freehold

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A SUBSTANTIAL, FOUR-BEDROOM BAY-FRONTED END OF TERRACE HOME WITH A CELLAR, LOCATED IN A PRIME CENTRAL LOCATION, OFFERED WITH NO ONWARD CHAIN.

- End of terrace Victorian home
- 1338.6 sqft / 124.4 sqm
- 4 bedrooms, 1 bathroom, downstairs w.c.
- 2 reception rooms and kitchen/diner
- Gas-fired heating to radiators
- Resident's permit parking
- Plot size - approx 0.04 acres
- EPC - D / 64
- Cellar
- Prime city location

A handsome and characterful, four-bedroom period home, offering approximately 1,339 sqft of well-proportioned accommodation arranged over two floors, complemented by a generous rear garden and an attractive bay-fronted façade. There is a cellar, which has recently been tanked, providing useful storage.

The property retains much of its period character whilst providing a practical layout ideally suited to modern family life. The ground floor is approached through an entrance porch into the hall, with a bright and spacious bay-fronted living room positioned at the front of the home. High ceilings, decorative cornicing and a striking period fireplace create an appealing focal point and add to the sense of character.

Beyond the living room is a separate dining room, providing an excellent space for entertaining and everyday family dining. To the rear, the accommodation opens into a particularly generous kitchen/breakfast room, measuring approximately 20'3" x 10'11". Fitted with a range of timber-fronted units and work surfaces, the kitchen incorporates integrated cooking appliances and space for further appliances, while the adjoining dining area provides ample room for a substantial table and chairs. A door leads directly to the rear garden, and there is also the convenience of a ground-floor WC.

The first floor is arranged around a central landing and provides four bedrooms together with the family bathroom. The principal bedroom is an impressive bay-fronted room measuring approximately 14'6" into the bay x 11', while the second and third bedrooms are both comfortable double rooms. The fourth bedroom offers flexibility as a child's bedroom, nursery or dedicated home office. The bathroom is fitted with a white suite including a bath and wash basin, with a separate WC adjoining.

Outside, the property benefits from a substantial enclosed rear garden measuring circa 50ft x 15ft, providing ample outdoor entertaining space. Mature planting to the boundaries creates a pleasant degree of greenery and privacy, while the paved area immediately adjoining the house is well suited to seating and alfresco dining. A useful timber garden store provides additional storage and there is gated side access.

Location

Mawson Road is in a popular and convenient location, situated off Mill Road between Glisson and Tenison Road, close to the city centre (Market Square is 1 mile), railway station (0.5 miles) and many of the facilities offered by the University.

There is plenty of local shopping and eateries available on Mill Road and Hills Road whilst the city centre is less than 1 mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are several excellent schools and nurseries available within walking distance, both state and independent. Most notably is the Ofsted rated 'outstanding', Parkside Community College, which is 0.5 miles away.

Agent's Note

The property is located within the Mill Road Conservation Area.

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - F

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



