



56 Maids Causeway, Cambridge, CB5 8DD
Freehold

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A HANDSOME, BAY-FRONTED VICTORIAN RESIDENCE PROVIDING EXTENSIVE ACCOMMODATION OVER THREE FLOORS WITH A SOUTH-FACING GARDEN AND A FIRST-FLOOR BALCONY ON MAIDS CAUSEWAY.

- 1787 sqft / 166 sqm
- 4 bedrooms, 3 receptions, 2.5 bathrooms
- Plot size - approx 0.04 acres
- Immaculately presented with fine period features
- External Insulation
- Edwardian townhouse in prime central location
- South-facing rear garden and first-floor balcony
- Residents permit parking
- Gas central heating to radiators
- EPC – D / 58

This broad bay-fronted Victorian townhouse occupies a prime central location, yards from Midsummer Common and the historic city centre.

56 Maids Causeway provides spacious family accommodation over three floors, benefitting from a flexible layout, original features and a high degree of natural light. The property has been significantly improved in recent years, which has included an extensive redecoration programme, and the fitting of external insulation and double glazing in order to increase energy efficiency. There is also secondary glazing to the bay window in the sitting room and also to the front bedroom window on the first floor.

The accommodation comprises an entrance hall with an enclosed porch area and WC. Two bright and airy reception rooms connect via double doors and provide elegant features. The sitting room has a large bay window and an AGA gas woodburning-style stove, whilst the dining room has an original fireplace and opens to a private outside courtyard. An extended open-plan kitchen/breakfast room connects to the courtyard via trifold doors. The kitchen is well-equipped and provides a matching range of cabinetry and drawers, granite working surfaces, a range of integrated appliance and space for freestanding goods. A useful utility room with access to the garden completes the ground floor accommodation.

Upstairs, the first-floor landing leads to a family bathroom suite and three spacious double bedrooms. Bedrooms one and two both provide built-in storage and bedroom three opens to a large south-facing balcony.

The principal bedroom suite is located on the second floor and provides good space for a sitting/study area.

Outside, there is a walled, south-facing rear garden with gated side access. The garden is well established and provides well-stocked flower beds and a high degree of privacy.

Location

Maids Causeway is a convenient, sought-after central location close to Midsummer Common within easy walking distance of the excellent local shopping facilities in Burleigh Street, the Grafton Centre and also within easy walking distance to the Market Square. 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).

Agent's Note

There is planning permission for a building on the land behind the property.

Tenure

Freehold

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.

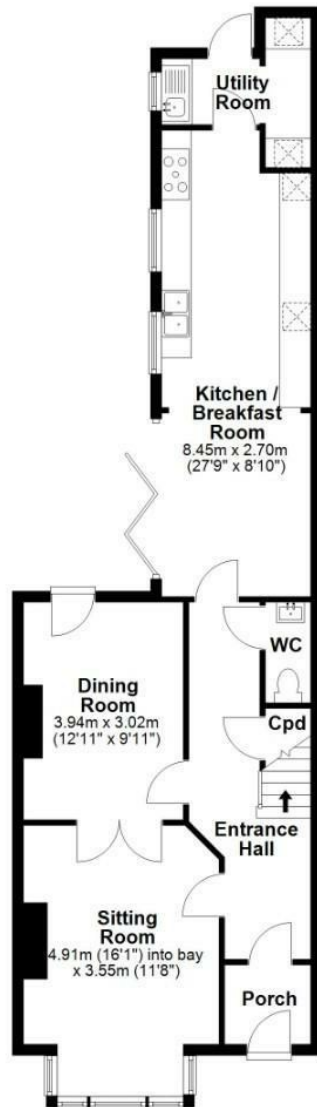
Viewing

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





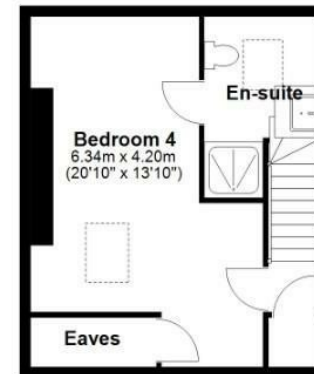
Ground Floor
Approx. 71.5 sq. metres (769.3 sq. feet)



First Floor
Approx. 62.1 sq. metres (668.8 sq. feet)



Second Floor
Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 166.0 sq. metres (1787.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	

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