



12 Petworth Street, Cambridge, CB1 2LY
Guide Price £375,000 Freehold



AN END OF TERRACED VICTORIAN TWO BEDROOM HOUSE REQUIRING MODERNISATION AND IMPROVEMENT, LOCATED IN A POPULAR AND ATTRACTIVE PART OF THE CITY, OFFERED FOR SALE WITH NO CHAIN

2 bedrooms, first floor shower room and wc, open plan living/dining room, fitted kitchen, rear garden, no chain

This attractive Victorian end of terraced house requires modernisation and improvement. The accommodation comprises an open plan living/dining room with fireplace and gas fire, kitchen fitted with a range of units and a door to the garden. Upstairs there is a landing, two bedrooms, a large airing cupboard and shower room with wc. Outside, to the front there is a very small garden and an access over a shared passageway at the side of the house leads to the enclosed rear garden. All in all an excellent opportunity for those seeking the opportunity to create an attractive and appealing home in an popular location.

Location

Petworth Street is very conveniently located off Sturton Street and only 1 mile east of Cambridge City centre. It lies within walking or cycling distance of the City centre and there is shopping and other facilities in the immediate area including both the Grafton Centre and Beehive Centre along with Tesco Superstore on Newmarket Road. The property lies within catchment area for St Matthews Primary School.

Services

All mains services connected

Statutory Authorities

Cambridge City Council

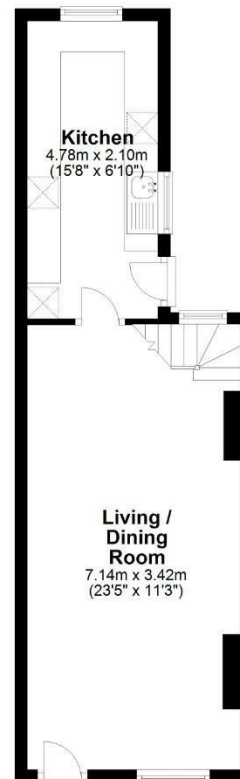
Fixtures and Fittings

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. 34.6 sq. metres (372.8 sq. feet)



First Floor
Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		83
B (81-90)		
C (69-80)		
D (55-68)		
E (49-54)		45
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
H (21-34)		
I (1-20)		
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.