



78 Kingston Street, Cambridge, CB1 2NU  
Guide Price £500,000 Freehold



rah.co.uk  
01223 323130



**AN INDIVIDUAL AND VERY CHARMING DOUBLE-FRONTED, VICTORIAN END-OF-TERRACE HOUSE OF GENEROUS PROPORTIONS REQUIRING SYMPATHETIC REFURBISHMENT. THE PROPERTY IS LOCATED WITHIN EASY REACH OF THE RAILWAY STATION AND CITY CENTRE AND IS BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.**

- Characterful Victorian, end-of-terrace house
- Tremendous scope for improvement
- Private and mature rear garden
- Plot size of 0.03 acres
- Living room, kitchen/breakfast room, dining room, study and cellar
- 2 bedrooms and 2 bathrooms
- Gas-fired central heating to radiators
- Residents permit parking
- EPC rating - D / 56
- 105 sqm / 1125 sqft

This terraced Victorian house occupies a desirable location to the east of the city centre, within a stone's throw of a wide range of amenities and a short walk from the railway station. The property is particularly spacious for the street, mostly due to the width of the plot, which is around double that of others. It requires full modernisation and offers scope for expansion, subject to the relevant consents.

On the ground floor, the property comprises a side entrance porch with stairs to the first floor, a spacious living room measuring 17'10" x 11'16" to the front with two sash windows, a kitchen/breakfast room with sliding patio doors to the garden, a dining room, a study and three piece shower room. Stairs off the kitchen lead down to the basement cellar, which is sizeable but not currently a habitable space.

On the first floor there are two double bedrooms, with the master bedroom having a dual aspect including a large window to the front. Off the landing, there is a separate WC and a gas-fired combination boiler, with a three-piece family bathroom located at the rear.

Outside, the pleasant and mature, east-facing rear garden is partly lawned, partly paved and fully enclosed by walls and fencing. There is a timber shed, raised borders and a side gate providing pedestrian access via a shared access path to the street.

#### **Location**

Kingston Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Hooper Street and Mill Road, around half a mile east of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is a 6-minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Grafton, Beehive Shopping Centres and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'outstanding'.

#### **Tenure**

Freehold

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

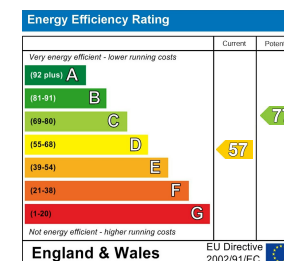
#### **Fixtures and Fittings**

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

#### **Viewing**

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





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.



