



48a George Street, Cambridge, CB4 1AJ

Guide Price £550,000 Freehold

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A CHARACTERFUL AND DECEPTIVELY SPACIOUS 2-BEDROOM, END-OF-TERRACE VICTORIAN COTTAGE OCCUPYING A QUIET, NEAR-CENTRAL CITY LOCATION AND AVAILABLE WITH THE BENEFIT OF NO ONWARD CHAIN.

- Victorian, end-of-terrace cottage
- Living room, study, and kitchen/dining room
- Southerly courtyard garden
- Plot size of 0.02 acres
- Council tax band - E
- 2 double bedrooms and 1 bathroom
- Gas-fired central heating to radiators
- On street parking
- EPC rating: D / 56

This charming cottage occupies a quiet and very convenient location on a residential street to the north of the city centre. The property is presented in good order throughout and benefits from period features including high ceilings, exposed wooden floorboards and sash windows.

A side doorway opens into the spacious entrance hall, which has stairs to the first floor with storage cupboard under, a door to the side garden and access to the living room, which has a dual aspect and a feature inglenook fireplace (no longer in use). At the rear of the property is the kitchen/dining room, which has a slate tiled floor and is fitted with a well-appointed Shaker-style kitchen. It includes a range of fitted base and wall units, wooden worktops, Belfast sink with mixer tap, wine rack, pantry cupboards, chimney alcove providing space for a range cooker, separate space for fridge/freezer, plumbing for a washing machine and slimline dishwasher, and French doors opening onto the rear courtyard.

On the first floor, the landing has a hatch providing loft access and plenty of storage courtesy of fitted cupboards, with a further cupboard housing the condensing boiler and hot water tank. There are two generous double bedrooms and a further study/nursery. The bathroom is mainly tiled and fitted with a paneled bath with a mains shower over, wash basin and a WC.

Outside, the property is set back from the road behind a low-level boundary wall and low-maintenance garden. The rear L-shaped rear courtyard offers a good degree of privacy and benefits from a southerly aspect. It is fully enclosed, with block pavestones, shrub borders and a timber store. Parking is available on street.

Location

George Street is situated in a popular area of Cambridge, lying between Chesterton Road and Milton Road, only a short walk across Jesus Green to the city centre. The area is very close to the De Freville estate and vibrant Mitcham's Corner, which offers an excellent range of independent shops, cafés, restaurants and public houses.

Milton Road Primary School and Chesterton Community College are within walking or cycling distance. The historic centre is a pleasant walk or cycle ride away across Midsummer Common or Jesus Green. Cambridge Station, Cambridge North Station and The Science Park are 2.4 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 interest.

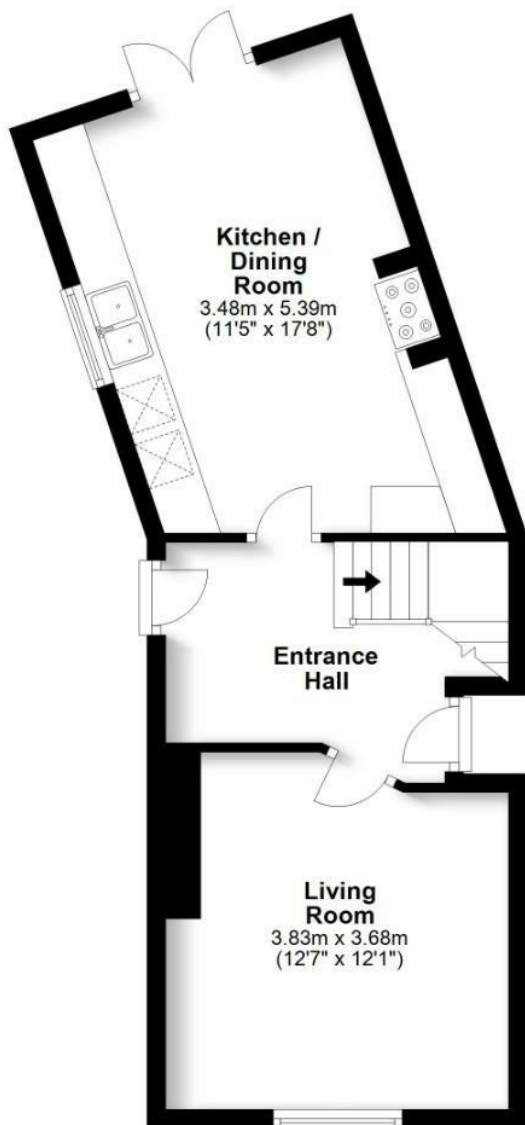
Viewing

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



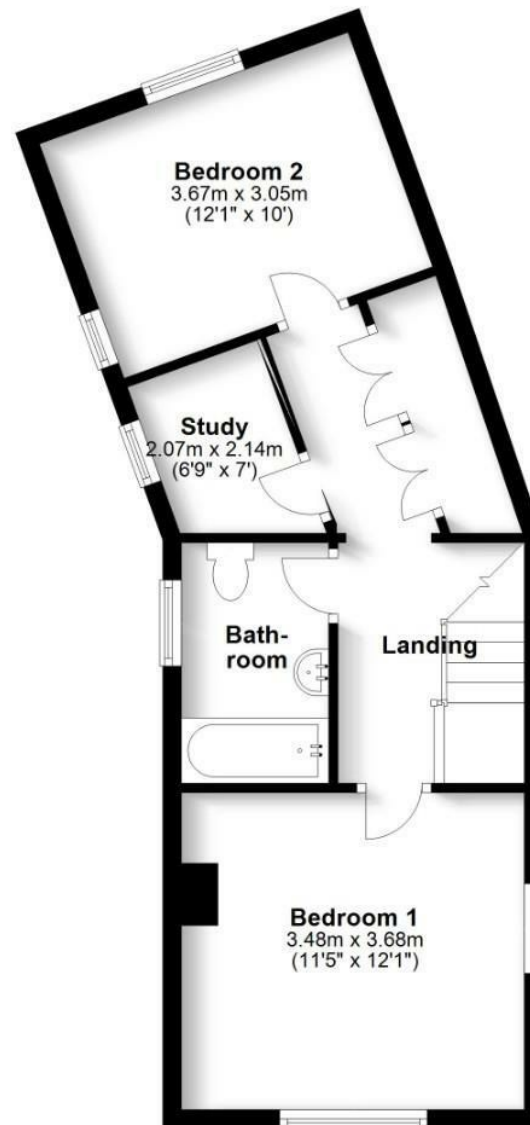
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 80.2 sq. metres (863.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		56
(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.

