



6 Perowne Street, Cambridge, CB1 2AY
Guide Price £700,000 Freehold



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A FINE 3-BEDROOM VICTORIAN HOUSE PRESENTED IN EXCELLENT CONDITION, PROVIDING EXTENDED FAMILY ACCOMMODATION OVER THREE FLOORS AND A CHARMING WALLED GARDEN. LOCATED ON A NO-THROUGH STREET OFF MILL ROAD.

- 1150 sqft / 106 sqm
- 3 bedrooms, 2 receptions, 2 bathrooms
- Extensions carried out from 2009 to 2015
- Residents permit parking scheme
- Improved and extended accommodation with period features
- Victorian mid-terrace house with loft conversion
- Additional first floor study
- Enclosed rear garden. Plot size - approx 0.03 acres
- Gas central heating to radiators and underfloor
- Quiet no-through street off Mill Road (city centre end)

This elegant period townhouse occupies a prime central location on Perowne Street, moments from Mill Road and within easy reach of Cambridge Station, the city centre and good primary and secondary education.

The property has been significantly improved and extended to provide charming accommodation with fine period features, attractive modern additions and benefits from double glazing to the ground floor and the loft conversion. The layout would be suitable for a family or a couple looking for central city living.

The accommodation comprises an entrance hall, which opens into a broad dining room connecting to the sitting room with an inset woodburning stove. Both reception rooms are enhanced by original wood floorboards and sash windows. A well-equipped and extended kitchen/breakfast room with underfloor heating provides a range of matching contemporary units, wooden worktops with tiled splashbacks and space for appliances. This light and airy dual aspect space provides access to the garden through glazed double doors.

Upstairs, the first-floor landing leads to a family bathroom suite, two double bedrooms and a study. The principal bedroom suite is located on the second floor and offers useful built-in storage and an ensuite shower room.

Outside, the rear garden is walled and established. There is rear pedestrian access and a recently constructed timber garden shed.

Location

Perowne Street is conveniently situated off Mill Road and lies about half a mile from the railway station and three quarters of a mile from the city centre. Mill Road itself offers a wide range of shopping and other facilities, including many local independent cafes, pubs and restaurants.. The city centre, with its wide range of other facilities is within walking or cycling distance. The area of Perowne Street that this particular property lies in is in a no-through road and as such, is quiet.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

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

Viewing

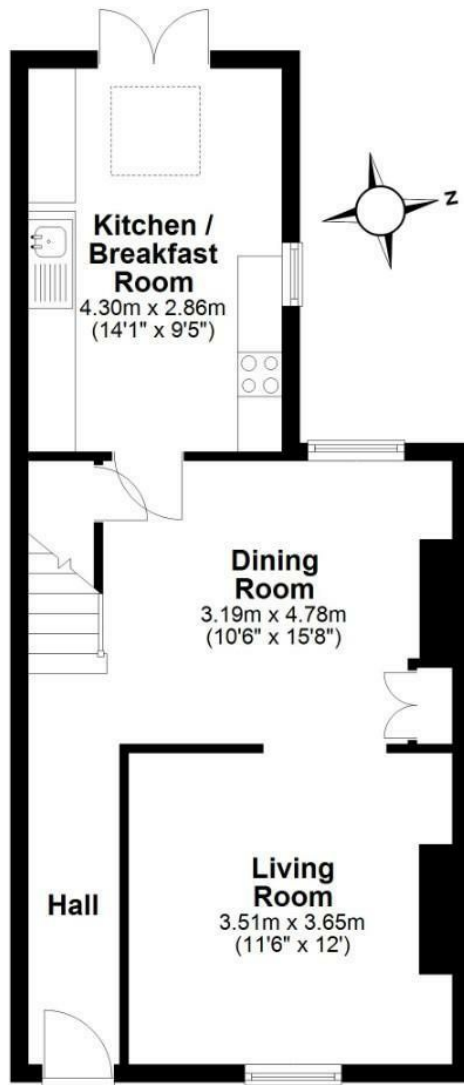
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



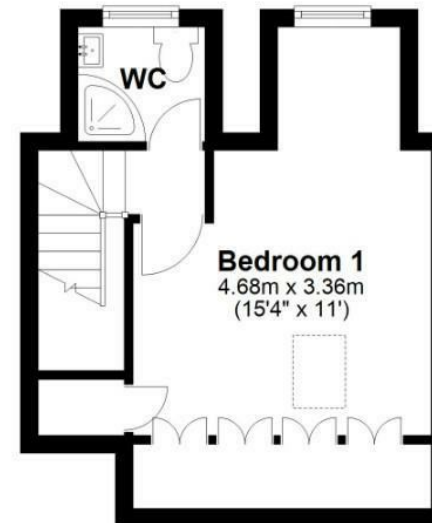
First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Second Floor

Approx. 21.1 sq. metres (226.6 sq. feet)



Total area: approx. 106.9 sq. metres (1150.9 sq. feet)

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		

Current: **64** Potential: **83**

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.



