



37 Eden Street, Cambridge, CB1 1EL
Guide Price £635,000 Freehold



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A GRADE II LISTED GEORGIAN COTTAGE WITH DRIVEWAY PARKING AND A PRIVATE WEST-FACING GARDEN, SITUATED IN THE HEART OF THE KITE AND FOR SALE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- 711 sqft / 66 sqm
- Driveway parking
- Plot size - 0.02
- Gas-fired heating to radiators
- City location
- Georgian mid-terraced house
- 2 bed, 2 recep, 1 bath
- Grade II Listed
- No onward chain
- Council tax band – E

This period cottage enjoys a pleasant position on the west side of Eden Street, located less than half a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises an open-plan living/dining room with built-in shelving and a feature fireplace, contrasted by exposed brickwork. The dining area has a useful storage cupboard and stairs to the first floor. The kitchen/breakfast room is light and airy, benefitting from a skylight and French doors to the private rear garden. The kitchen itself has a matching range of base and eye-level units and various appliances, all of which are included within the sale.

Upstairs are two bedrooms, both with built-in cupboards and the master bedroom with a feature cast iron fireplace. The first-floor bathroom has been fitted with a modern three-piece suite and includes a shower over the bath.

Outside, the front of the property is set back behind an open-plan garden stocked with various Hollyhocks with a block paved pathway to the main entrance. To the rear of the property is vehicular and pedestrian access leading to a driveway and the rear garden via wooden double gates. The west-facing garden itself has been wonderfully maintained by the owners. There are various mature shrubs and established beds, as well as a patio area, which is well suited to alfresco dining in the warmer months, offering a superb degree of privacy.

Location

Eden Street which forms part of a conservation area is a well situated no-through road lying close to Parker's Piece and the city centre (Market Square) is about 0.6 miles away. It is well positioned for many of the city's facilities and the university departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band -

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. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.7 sq. feet)

All measurements are approximate and for illustrative purposes.

Plan produced using PlanUp.

