



71 Ainsworth Street, Cambridge, CB1 2PF
Guide Price £575,000 Freehold



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A LARGE, TWO-BEDROOM VICTORIAN, END OF TERRACE HOUSE WITH AN IMPRESSIVE OPEN PLAN KITCHEN/DINING/FAMILY ROOM OVERLOOKING A PRIVATE WEST-FACING GARDEN IN PETERSFIELD.

- Victorian end of terrace house
- 812.6 sqft / 75.5 sqm
- 2 double bedrooms, 1 bath, 3 reception areas
- Private and mature rear garden
- Plot size - approx. 0.03 acres
- On street parking
- Impressive kitchen/dining room extension
- Gas central heating to radiators
- No onward chain
- EPC - D / 66

71 Ainsworth Street is a significantly extended Victorian house providing light and extremely spacious accommodation over both floors, measuring an impressive 812.6 sqft in total. The property has been well cared for and is in good decorative order throughout, retaining some attractive original features.

The property offers a beautifully decorated and creatively designed open-plan kitchen/dining/family space, which is incredibly light courtesy of a rooflight and a dual aspect in part provided by French doors with sidelights leading to the west-facing garden. The shaker-styled kitchen with solid wood worksurfaces, is well-equipped with a ceramic sink with a mixer tap and drainer, a range of integrated appliances, and space for a washing machine and a full-height fridge-freezer. This is complemented by terracotta, quarry floor tiles. This space opens to the front areas of the property including the living room with a feature brick fireplace and the sitting room with stairs leading to the first floor, which is currently utilised as a home office area. As you can see right from the front to the rear of the property, you can really appreciate the sense of space and light that this property provides.

Upstairs, the first floor landing leads to a modern and generous four-piece bathroom suite with a separate shower cubicle and two bright and spacious double bedrooms.

Outside, there is gated side access leading to predominantly lawned rear garden, with a patio area, mature shrubs, hedging, climbers and a copper beech tree. It is fully enclosed, part walled offering privacy and has a favourable west-facing aspect. There is also a timber shed at the rear of the garden.

The property is within easy reach of Mill Road, Cambridge Station and the city centre. Offered for sale with no onward chain.

Agent's Note

There is a flying freehold as the back bedroom extends over neighbour's kitchen.

Location

Ainsworth Street is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Sleaford Street and Hooper Street, around 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 10 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 whilst secondary provision is at Parkside Community College which is 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

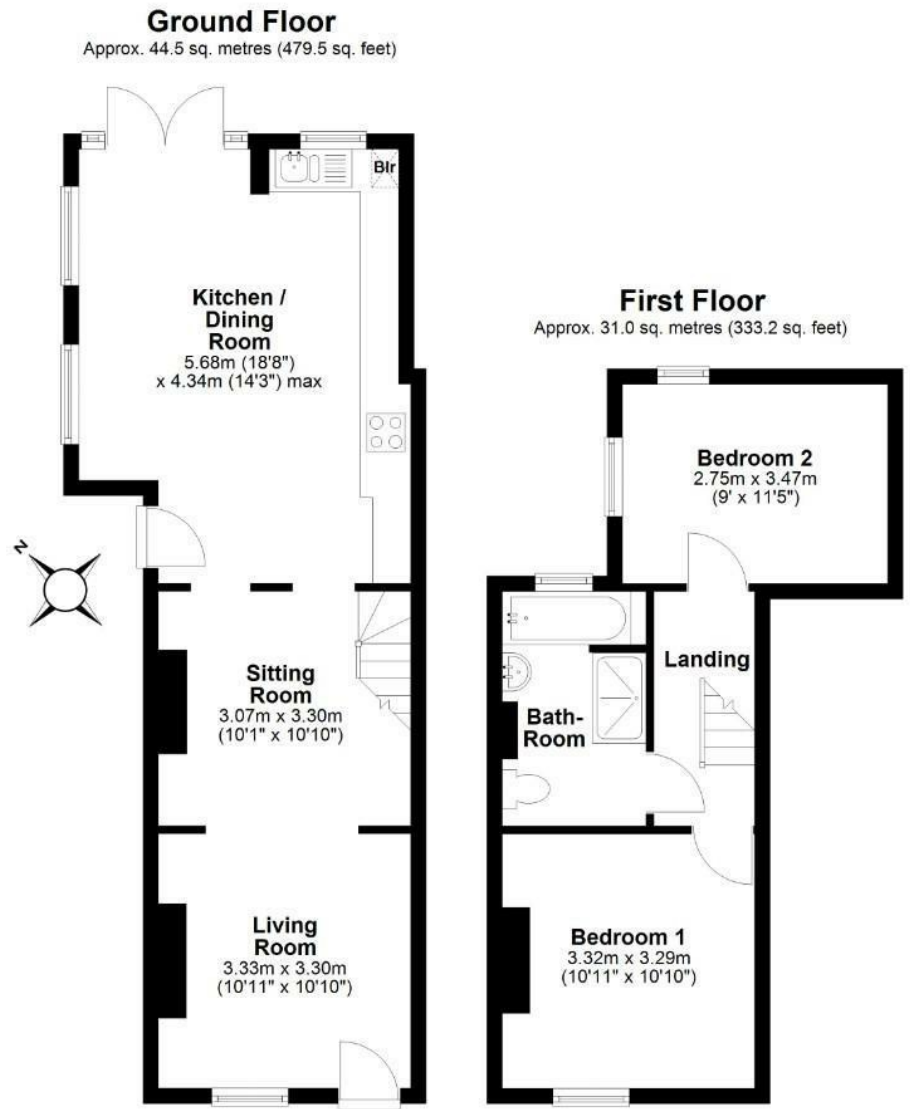
Fixtures and Fittings

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

Viewing

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





Total area: approx. 75.5 sq. metres (812.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.

