



11 Priory Street, Cambridge, CB4 3QH  
Guide Price £550,000 Freehold



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**A SPACIOUS BAY-FRONTED, VICTORIAN END OF TERRACE HOUSE WITH ESTABLISHED GARDENS AND A DETACHED DOUBLE GARAGE, IN NEED OF FULL RENOVATION, LOCATED ON PRIORY STREET. OFFERED FOR SALE WITH NO ONWARD CHAIN.**

- 1035 sqft / 96 sqm
- Victorian end terrace house (built 1878)
- Double garage (255 sqft / 23 sqm) to rear
- Plot size - approx 0.06 acres
- Established rear garden (approx 26m x 6m) with side access
- 2 bedrooms, 3 receptions, 1 bathroom
- Renovation project
- No onward chain
- Gas-fired heating to radiators
- Parking in front of garage & residents permit parking

11 Priory Street offers an excellent opportunity for buyers looking for a property with scope to extend and a comprehensive renovation and remodelling project. The property currently measures 1035 sqft in total.

Also known as Holly Cottage, the property is located along a quiet street off Huntingdon Road and is surprisingly close to the city centre. Benefits include a generous and well-established garden (approx 26m x 6m) with a double garage and parking to the rear.

The accommodation comprises a reception hall, a spacious sitting/dining room with a bay window overlooking the front aspect, a sash window to the rear and two ornate open fireplaces. A breakfast room, which provides access to a useful lean-to storage area divides the principal reception room and the kitchen. A WC can be accessed via the lean-to area.

Upstairs, the first-floor landing area leads to a large bathroom suite and two spacious double bedrooms.

Outside, the generous and established rear garden, which provides a high degree of privacy is approximately 26m x 6m. There is gated pedestrian access to the side and a detached double garage at the bottom of the garden. There is vehicular access to the garage and space to park a vehicle in front.

**Agent's Note**

Access to the garage is via the unadopted roadway to the rear of the property.

**Location**

Priory Street is set in a quiet location off Huntingdon Road, about 0.75 miles to the north of the market square, 0.5 miles from Magdalene Bridge and within the Castle and Victoria Road conservation area. It is well located for the excellent local facilities on Histon Road and the city centre is close by. Cambridge railway station is about 1.75 miles with regular services to both Liverpool Street (68 minutes) and King's Cross (48 minutes) mainline stations. Addenbrooke's Hospital/Biomedical Campus is about 3.2 miles away. The M11 can easily be accessed at Madingley Road (Junction 13) about 2 miles.

**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**

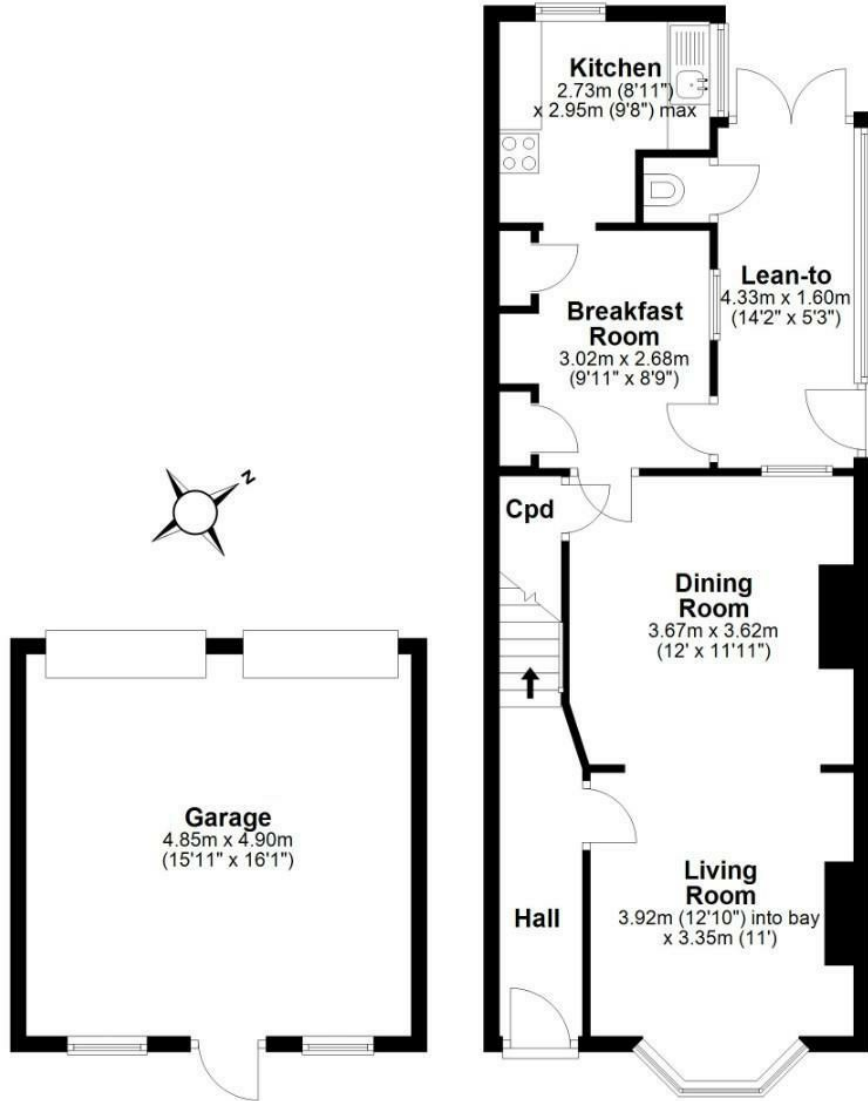
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





### Ground Floor

Main area: approx. 56.1 sq. metres (604.2 sq. feet)  
 Plus garages: approx. 23.8 sq. metres (255.8 sq. feet)



Main area: Approx. 96.2 sq. metres (1035.8 sq. feet)  
 Plus garages: approx. 23.8 sq. metres (255.8 sq. feet)

### First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



