



94 Gwydir Street, Cambridge, CB1 2LL
Guide Price £625,000 Freehold



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AN ATTRACTIVE VICTORIAN HOME ON ONE OF CAMBRIDGE'S MOST CHARACTERFUL RESIDENTIAL STREETS, OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS AND AN EXCEPTIONAL OPEN-PLAN LIVING SPACE, OFFERED WITH NO ONWARD CHAIN.

- Victorian terraced house
- 885.9 sq ft / 82.3 sqm
- Gas-fired central heating to radiators
- EPC - C / 69
- Residents permit parking
- 2 bedrooms, 1 bathroom, 2 reception rooms
- Built in 1890
- Plot size - approx 0.05 acres
- No onward chain
- Vacant possession from early December

Behind its traditional period façade, the house has been thoughtfully extended and adapted to create a particularly appealing contemporary interior. The principal feature is the superb open-plan living, dining and kitchen space, which extends through much of the ground floor. Generous proportions, pale timber flooring and crisp white walls give the room a light and relaxed feel, while the substantial rear extension introduces an abundance of natural light through roof glazing and extensive glazed doors overlooking the garden.

To the front is a reception room, leading through to the open-plan living, dining and kitchen space, the kitchen is fitted with a range of base and eye level units, and combines timber work surfaces, a range cooker and a large butler-style sink. Its open relationship with the living area makes this an especially sociable space, equally well suited to everyday family life and entertaining. Glazed double doors provide an attractive connection with the garden and, together with the roof lights above, create a particularly bright conclusion to the ground floor.

The first floor provides two bedrooms and the family bathroom. The principal bedroom is a generously proportioned double with two sash windows and a period fireplace, while the second bedroom has the unusual benefit of its own staircase rising to the converted Mezzanine office. The bathroom is notably spacious and includes both a bath and separate shower, together with good natural light.

Outside, the rear garden is an important feature of the property. Unusually long for such a central Victorian house, it is enclosed by established hedging and fencing and has a pleasingly leafy, secluded character.

Location

Gwydir Street is a particularly desirable neighbourhood in the highly regarded Petersfield ward. It is conveniently situated between East Road and Mill Road, around half 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 15 minute walk from Cambridge Railway Station with direct links to London whilst Mill Road, Beehive Shopping Centre 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

Mains services connected include gas, electricity, water 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 interest.

Viewing

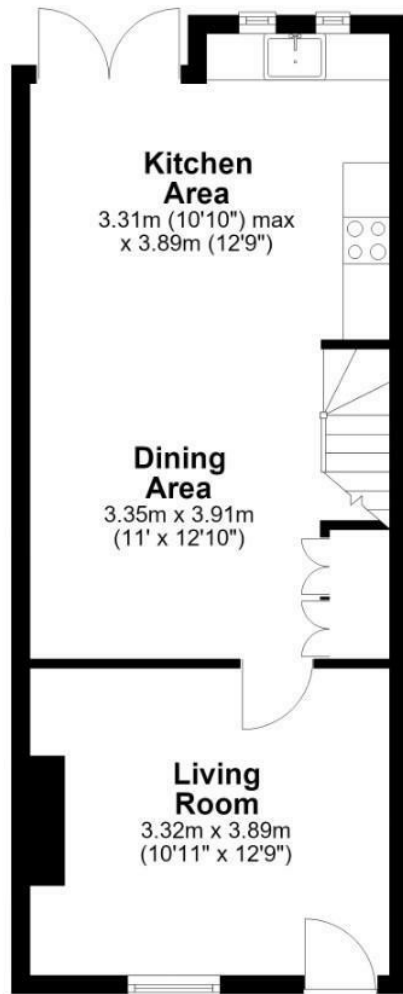
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Kitchen Area

3.31m (10'10") max
x 3.89m (12'9")

Dining Area

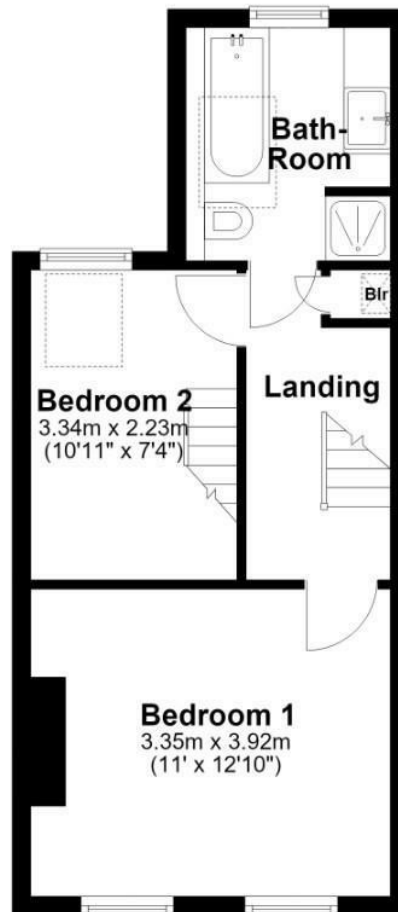
3.35m x 3.91m
(11' x 12'10")

Living Room

3.32m x 3.89m
(10'11" x 12'9")

First Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Bath-Room

Blr

Bedroom 2

3.34m x 2.23m
(10'11" x 7'4")

Landing

Bedroom 1

3.35m x 3.92m
(11' x 12'10")

Second Floor

Approx. 11.3 sq. metres (122.2 sq. feet)



Mezzanine / Office

3.17m x 3.58m
(10'5" x 11'9")

Total area: approx. 82.3 sq. metres (885.9 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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	

