



52 Maids Causeway, Cambridge, CB5 8DD
Guide Price £1,150,000 Freehold



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**A RARE AND INDIVIDUAL DETACHED VICTORIAN HOUSE ON MAIDS CAUSEWAY,
PROVIDING EXTENSIVE AND FLEXIBLE ACCOMMODATION OVER THREE FLOORS
WITH THE BENEFIT OF A GARAGE AND SOUTH-FACING REAR GARDEN.**

- 1642 sqft / 152 sqm • Detached Victorian (1870) house • 3 bedrooms, 1 nursery/study • 4 receptions, 2 bathrooms • Substantial 1980's rear extension • Semi-open plan kitchen/dining room • South-facing private walled courtyard garden • Six solar PV panels with storage battery • Gas-fired heating to radiators. Aircon to bedroom one • Garage with power door providing one parking space

This detached Victorian house was built in 1870 and substantially extended to the rear in 1981 providing extensive and versatile accommodation over three floors with impressive modern living spaces and options for homeworking requirements. The property occupies a prime central location on Maids Causeway, yards from Midsummer Common and within easy reach of the historic centre, outstanding schools and Cambridge Station.

The lower ground floor comprises an impressive and well-designed kitchen/dining room. This semi-open and sociable space provides an extensive and well-equipped modern kitchen with ample storage solutions, working/prep surfaces and a range of integrated appliances, which include two dishwashers, two fridges, two freezers, double ovens and an induction hob. The cosy dining area has a window to the front aspect and a large, concealed storage cupboard.

The split-level, upper ground floor comprises a spacious entrance hall, shower/utility room and three reception rooms, which include a study/snug, front living room and a large rear sitting room with part-vaulted ceiling, open fireplace with an exposed stone chimney breast and access to the garden via sliding doors.

Upstairs, the first-floor landing leads to a family bathroom, three bedrooms and a further room, which could be utilised as a nursery or study. There is scope to add an ensuite shower room to bedroom one.

Outside, there is a walled rear courtyard garden, which provides a high degree of privacy and access to a garage with electric power door and lighting. It should also be noted that the property benefits from six solar PV panels positioned on the roof of the garage and a storage battery.

Agent's Note

Subsidence: 1981. Previous owner successfully litigated against County Council. Council now regularly pollard the trees in Maids Causeway.

Formally damp in kitchen subject to a guarantee by Peter Cox.

Easement of necessity to maintain and repair eastern flank wall over and along neighbour's footpath.

Location

Maids Causeway is a convenient, sought-after central location close to Midsummer Common within easy walking distance of the excellent local shopping facilities in Burleigh Street, the Grafton Centre and also within easy walking distance to the Market Square. Local shopping 150 yards, city centre (Market Square) 0.5 miles, railway station 1.25 miles (Liverpool Street from 60 minutes, King's Cross from 49 minutes).

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

Fixtures and Fittings

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

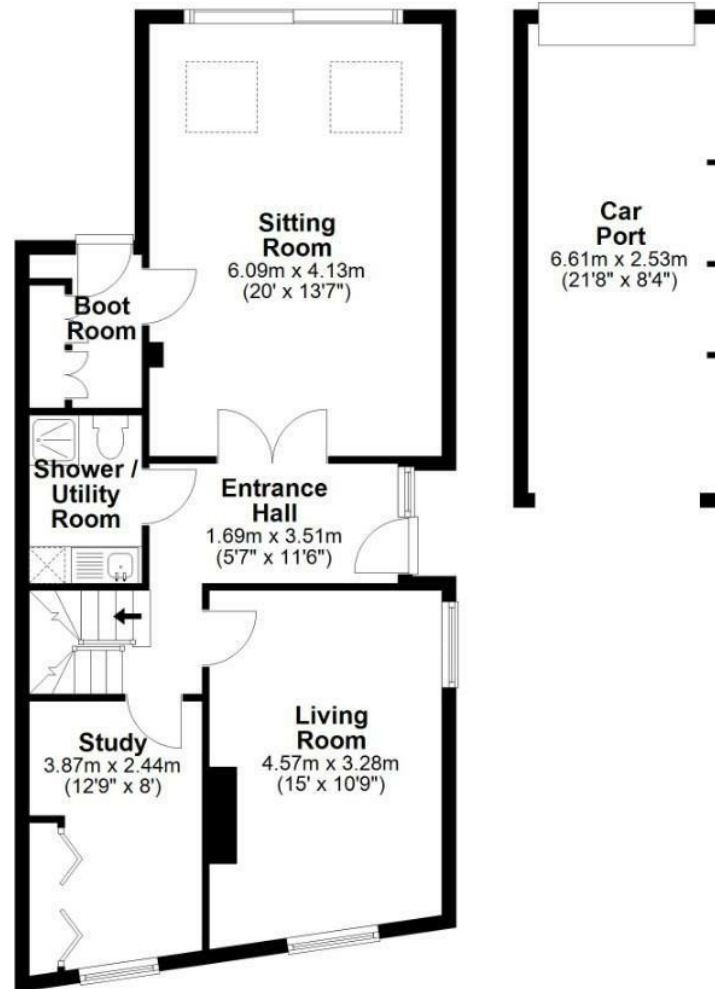
Viewing

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



Upper Ground Floor

Main area: approx. 68.9 sq. metres (741.7 sq. feet)
Plus garages, approx. 16.7 sq. metres (180.2 sq. feet)



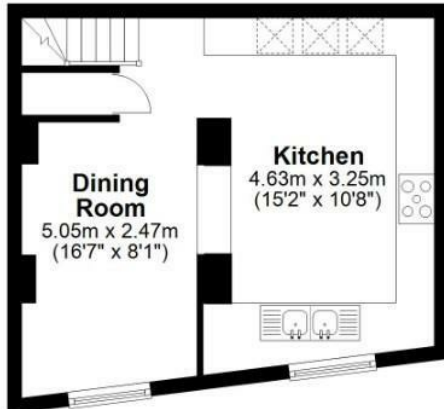
First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Lower Ground Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



Main area: Approx. 152.6 sq. metres (1642.8 sq. feet)

Plus garages, approx. 16.7 sq. metres (180.2 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		
		EU Directive 2002/91/EC

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