

23 Albert Street, Cambridge, CB4 3BE

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CHARMING 2-BEDROOM VICTORIAN HOUSE PROVIDING REMODELLED ACCOMMODATION AND AN EXTENDED RECEPTION ROOM OVERLOOKING AN ESTABLISHED WEST-FACING GARDEN. LOCATED YARDS FROM THE RIVER AND JESUS GREEN, ALBERT STREET.

- 516 sqft / 48 sqm
- Remodelled layout with rear extension
- Established and secluded west-facing garden
- Central location moments from Mitcham's Corner
- No onward chain
- Mid terrace Victorian property
- 2 bedrooms, extended reception room, 1 bathroom
- Plot size - approx 0.02 acres
- Permit parking scheme in place
- Gas central heating system to radiators

Located on an endearing street, just north of the river in west Chesterton. 23 Albert Street is a charming Victorian house benefitting from a rear extension and remodelled layout. This well-designed home with a stylish interior finish and lots of natural light.

The accommodation comprises an entrance hall leading to a ground floor bathroom suite. There is a modern and well-equipped kitchen leading to an impressive open plan sitting/dining room with attractive oak flooring and added glazing, allowing lots of natural light and access to and views of the garden.

Upstairs, a small landing area leads to two spacious bedrooms. Both bedrooms provide built-in storage and there is loft access from the landing area.

Outside, there is a charming and well-established rear garden with a hot tub and a timber storage shed. There is a right of way across the rear of the property, which leads to the road.

This well-maintained home is ideal for first time buyers and is offered for sale with no onward chain.

Agent's Note
There is shared rear access with neighbouring properties leading to the street.

Location
Albert Street is a quiet, yet central residential area, conveniently set just off the Chesterton Road opposite Jesus Green and the River Cam, less than a mile away from Cambridge City centre.

The area of Mitcham's Corner has a variety of independent shops, cafés, pubs, a Co-op and even a yoga studio whilst being within easy reach of the larger commercial amenities. It is a very convenient area for work and socialising, as well as being the perfect spot to get away from the hustle and bustle of city life. Transport links are excellent with regular bus services and cycle routes to the city centre. Both Cambridge and Cambridge North Railway Stations are just a couple of miles away from the property.

The property itself is pleasantly positioned on south-western side of the street and has plenty of permit parking available.

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 interest.

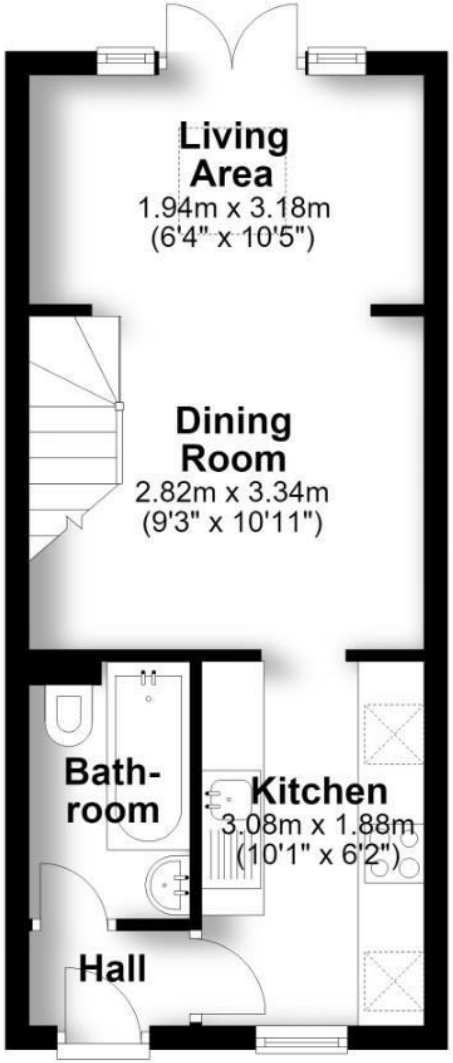
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





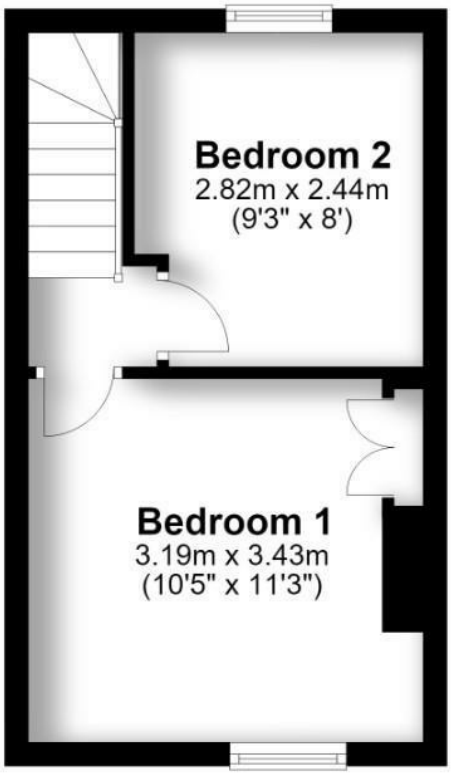
Ground Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



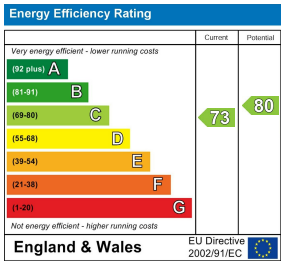
First Floor

Approx. 20.7 sq. metres (222.6 sq. feet)



Total area: approx. 48.0 sq. metres (516.3 sq. feet)

This floorplan is for illustrative purposes only.
Plan produced using PlanUp.



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.











