2 Perowne Street, Cambridge, CB1 2AY

Guide Price £675,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXEMPLARY, 2-BEDROOM, VICTORIAN TERRACED HOUSE OFFERING STYLISH AND CHARACTERFUL, EXTENDED ACCOMMODATION, SITUATED ON A POPULAR NO-THROUGH ROAD WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND CITY CENTRE. NO ONWARD CHAIN.

- Charming, Victorian home with period features
- 2 generous double bedrooms
- Possibility to extend further STPC
- Gas central heating to radiators
- Stunning, extended and open plan kitchen/dining room
- 1018.9 sqft / 94.7 sqm
- 4-pc family bathroom and ground floor WC
- Plot size - approx 0.03 acres
- Residents permit parking
- Established, westerly rear garden

This fine, mid-terrace home represents a superb example of a Victorian property meticulously adapted to modern living. It has been subject to comprehensive improvement works in recent years, which includes a thoughtfully designed, full-width rear extension whilst retaining a wealth of period features including high ceilings, exposed wooden floorboards, fireplaces and sash windows. The property could be extended further if desired, subject to the necessary planning consents. The property is situated on a sought-after no-through road, conveniently positioned within walking distance of Cambridge railway station and the city centre.

The entrance hall has a staircase to the first floor and provides access to the reception rooms. At the front of the property, there is a living room, which has fitted shelving and store cupboards either side of a chimney breast. To the rear of the property is the superb, open-plan kitchen/dining room, which incorporates a full-width extension with west-facing, bi-folding doors opening onto the rear garden. The family/dining area includes an attractive, feature fireplace, fitted storage, and has access to a WC. The very well-appointed kitchen is replete with underfloor heating and a range of integrated appliances with space for an American style fridge freezer.

On the first floor, there are two bedrooms, both of which are generous doubles in size and include fitted storage. The family bathroom is fitted with a stylish four-piece suite comprising a traditional roll top bath, a walk-in shower, a vanity unit with countertop wash basin, a WC and a heated towel rail. The loft, which is fully boarded, can be accessed from the first floor landing.

Outside, the delightful rear garden benefits from a westerly aspect and features a variety of well-stocked beds with trees, shrubs and flowers. There is a paved seating area, cycle/bin store and pedestrian access via a secure gate leading to/from Emery Street.

Location
Perowne Street is conveniently situated off Mill Road and lies about half a mile from the railway station and three quarters of a mile from the city centre. Mill Road itself offers a wide range of shopping and other facilities, including many local independent cafes, pubs and restaurants. The city centre, with its wide range of other facilities, is within walking or cycling distance.

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

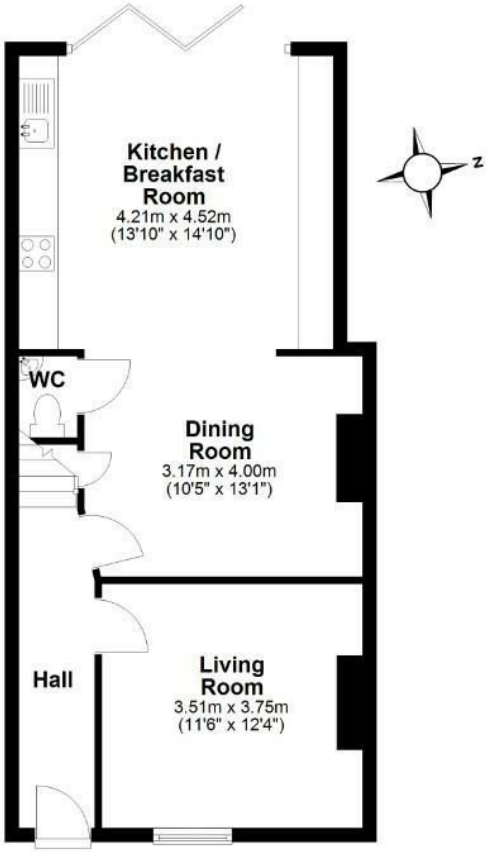
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

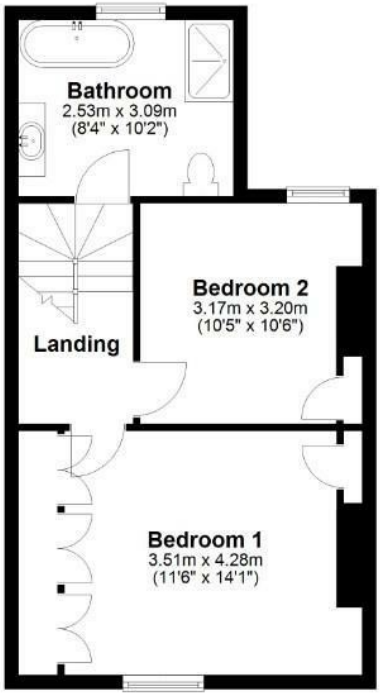
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

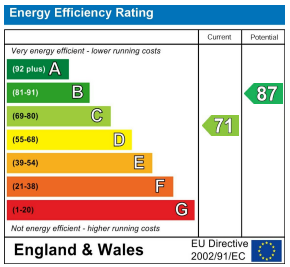
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.

Ground Floor
Approx. 53.0 sq. metres (570.2 sq. feet)



First Floor
Approx. 41.7 sq. metres (448.7 sq. feet)





Total area: approx. 94.7 sq. metres (1018.9 sq. feet)

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.

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