

Edward Street, Cambridge, CB1 2LS

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CB1 2LS

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Guide Price £625,000



A well presented three bedroom Victorian property extending to approximately 994 sqft, arranged over three floors. The property further benefits from a rear garden with rear access and occupies a highly sought-after central city location in the Petersfield area, within easy reach of an excellent range of local amenities including shopping, restaurants and bars, and well placed for commuter access to Cambridge train station for London Liverpool Street and London Kings Cross.















LOCATION

Edward Street enjoys a prime central Cambridge location, ideally positioned for easy access to the city's historic centre, vibrant retail and café scene, and renowned universities. The property is within walking distance of Cambridge Railway Station, providing convenient connections to London and beyond, while excellent bus and cycle routes are readily available. Residents benefit from a wide range of nearby amenities, including supermarkets, restaurants, leisure facilities and green spaces such as Parker's Piece, making this a highly desirable and well-connected setting for both professionals and families.

WOODEN PANELLED ENTRANCE DOOR
leading into:

OPEN PLAN LIVING/DINING ROOM
Living Room with feature fireplace with recessed cupboards. Dining Room with a wealth of understair storage, exposed wooden beams, double glazed sash windows to front and rear with wooden shutters to front. A pair of double panelled radiators.e Staircase rising to first floor with wooden spindles and newel posts. Picture rails, moulded cornicing.

KITCHEN
with a range of fitted base level drawers and high level cupboards, bowl sink with mixer tap, worktops, fitted appliances include AEG oven and AEG induction hob with high level extractor fan, space for fridge/freezer, integrated appliances also include NEFF dishwasher. Large double glazed window to rear overlooking garden, large window to side aspect, door to:

SUN ROOM
with glazed roof, fitted storage drawers, and door out onto garden.

ON THE FIRST FLOOR

LANDING
with stairs rising to second floor, picture rails, moulded cornicing.

BEDROOM 1
with double bay sash windows to front aspect with wooden shutters, exposed wooden floorboards, built-in storage.

BEDROOM 3
with double glazed sash windows overlooking rear, double panelled radiator, exposed wooden floorboards, picture rail, moulded cornicing, built-in storage cupboard.

FAMILY BATHROOM
with three piece white suite comprising panelled bath and drencher shower over bath, wooden panelling and tiles to bat area, architectural radiator, utility cupboard with space and plumbing for washing machine and dryer frosted double glazed window overlooking rear garden.

ON THE SECOND FLOOR

BEDROOM 2
with moulded cornicing, picture rail, built-in storage cupboard and eaves storage, double glazed sash window overlooking rear aspect, double glazed Velux to front.

OUTSIDE
Enclosed rear garden with feature arched wall with gate leading out to rear passage. Garden is mainly paved with a selection of young fruit trees, olive trees and flowering plants.

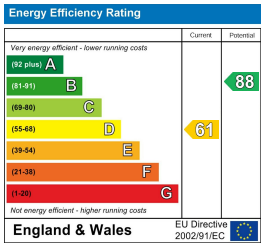












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Tenure - Freehold

Council Tax Band - C

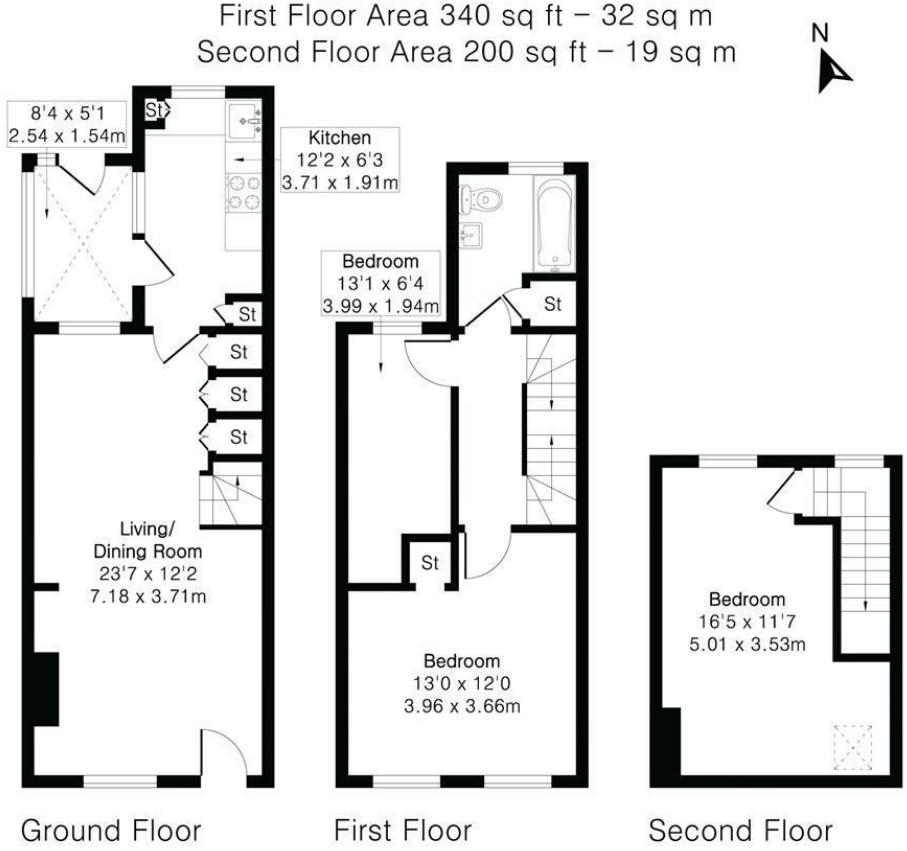
Local Authority - Cambridge City Council

Approximate Gross Internal Area 959 sq ft - 90 sq m

Ground Floor Area 419 sq ft – 39 sq m

First Floor Area 340 sq ft – 32 sq m

Second Floor Area 200 sq ft – 19 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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