



SEDGWICK STREET, CAMBRIDGE, CB1 3AL

- Cambridge City Centre - approx. 1.6 miles
- Addenbrookes Hospital - approx. 2.2 miles
- Cambridge Railway Station - approx. 0.7 miles

Around 1,400 sq.ft of accommodation • Hugely popular location in town • South facing rear garden • Well-presented throughout • Four double sized bedrooms • EPC rating D

DESCRIPTION

The vastly improved and extended accommodation measures close to 1,400 sq.ft including an entrance hall, sitting/dining room, kitchen, four double sized bedrooms and two bathrooms. There is a detached studio in the garden that is extremely versatile and ideal for home working. The established and charming garden is south-facing.

Entering into the entrance hall with stairs rising to the first floor. The sitting/dining room enjoys a large bay-window to front aspect, an open fireplace and fitted under stairs storage. The kitchen is stylishly presented with fitted units and drawers with worktops over. Integrated oven, hob and dishwasher with space for additional appliances.

Entering onto the landing with stairs leading from the ground floor and to the second floor. All three bedrooms are double in size, with the master bedroom positioned at the front of the property with two windows to front aspect.

Entering onto a small landing from the first floor, with a window to rear aspect and eaves storage. The bedroom enjoys a window to rear aspect and a Velux with an en-suite, which is extensively tiled with a shower cubicle, wash handbasin, WC and a heated towel rail.

AN ABUNDANTLY CHARMING AND WELL-PRESENTED FOUR BEDROOM VICTORIAN HOUSE BOASTING A HUGE POPULAR SETTING MOMENTS FROM THE CITY CENTRE.



OUTSIDE

The property is set slightly back from the path behind a low level brick wall and gate. The south-facing rear garden is predominately lawned with a paved terrace and impressive detached studio/home office.

LOCATION

Sedgwick Street is located in the hugely popular Romsey town area of the city, situated just over the Mill Road bridge. It is situated just off Mill Road which has become increasingly sought-after in terms of its varied amenities including restaurants from all cultures, convenience stores and supermarkets along with cafes and public houses. The city centre is just a short walk away as well as the open spaces of Midsummer Common and the railway station offering a direct rail service into London. It is also very well located for Addenbrookes Hospital.

ADDITIONAL INFORMATION

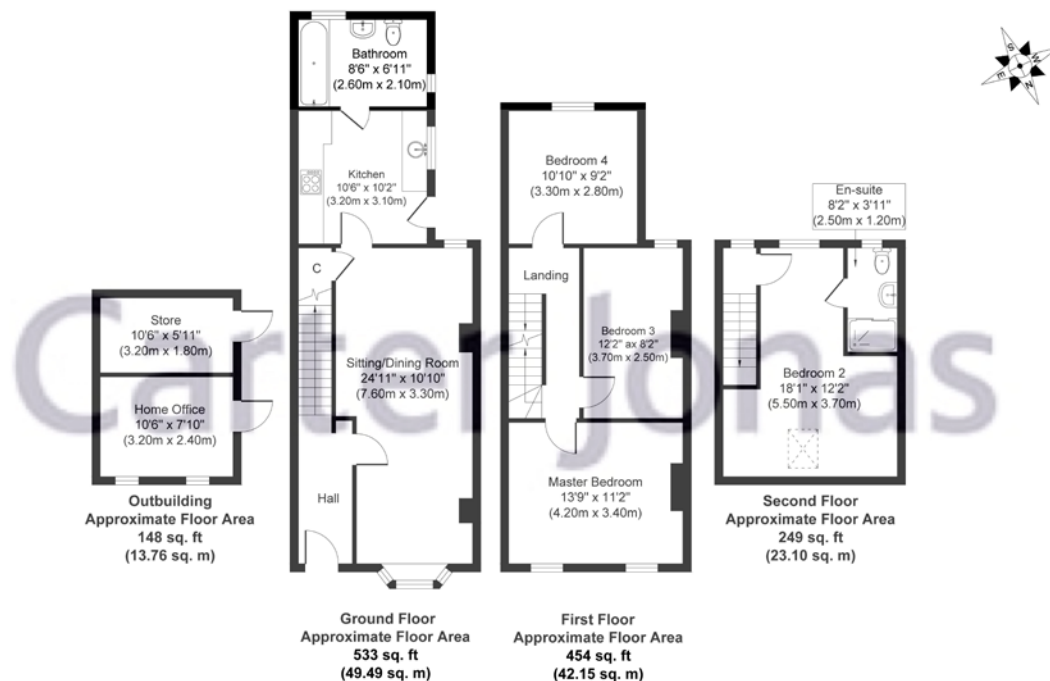
Tenure: Freehold

Services: Mains water, electricity and gas connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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