



Grantchester Street
Newnham

Carter Jonas

Grantchester Street, Newnham, Cambridge, CB3 9HY

- Cambridge City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 1.5 miles
- M11 (Junction 12 N&S) - approx. 1.5 miles

Abundantly charming throughout • Highly sought-after prime setting • One mile from city centre • Two double sized bedrooms • West-facing rear garden • Close to 1,000 sq.ft of accommodation • Well-presented throughout • Moments from Lammas land (common) • EPC rating TBC

Description

The accommodation comprises an entrance hall, open-plan sitting/dining room, kitchen, two double sized bedrooms and a bathroom. Externally enjoying a charming west-facing courtyard garden.

Ground Floor

Entering through an original door that in turn leads to the entrance hall with understairs storage, and access to the various ground floor rooms. The sitting room is open to the dining room offering ample space, a bay window to the front aspect and a door leading to the courtyard garden. The spacious kitchen enjoys fitted units and drawers with black granite worktops. Integrated appliances include a dishwasher, washing machine and hob, with further space for freestanding appliances. There are also French doors leading to the rear courtyard garden.

First Floor

The principal bedroom is positioned to the front of the property with a bay-window, fitted wardrobes and exposed original floorboards. The second bedroom is also double in size with fitted wardrobes and exposed original floorboards. The large and luxurious bathroom comprises a freestanding roll-top bath, shower, wash handbasin, fitted storage and WC.

An idyllically positioned and abundantly charming two-bedroom Victorian house boasting an impeccable setting and measuring close to 1,000 sq.ft of accommodation.



Outside

The rear west-facing courtyard garden is abundantly charming and largely private with raised flower beds and a wonderful selection of established shrubs and plants.

Location

Grantchester Street is situated in Newnham, one of the most sought-after residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, delicatessen, post office, patisserie/bakery, pharmacy, public house and butchers. For schooling, there is an excellent primary area in the immediate vicinity with further primary and secondary options in the area. The well renowned Hills Road Sixth Form College is within easy cycling distance. The city centre, colleges and various University departments can be reached by foot or bicycle along with wonderful riverside walks along The Backs and Grantchester Meadows. For those needed to the commute, there is easy access to the mainline railway station and Junction 12 of the M11.

Additional Information

Tenure: Freehold

Services: Mains water, drainage, electricity and gas. Gas fired central heating.

Local Authority: Cambridge City Council

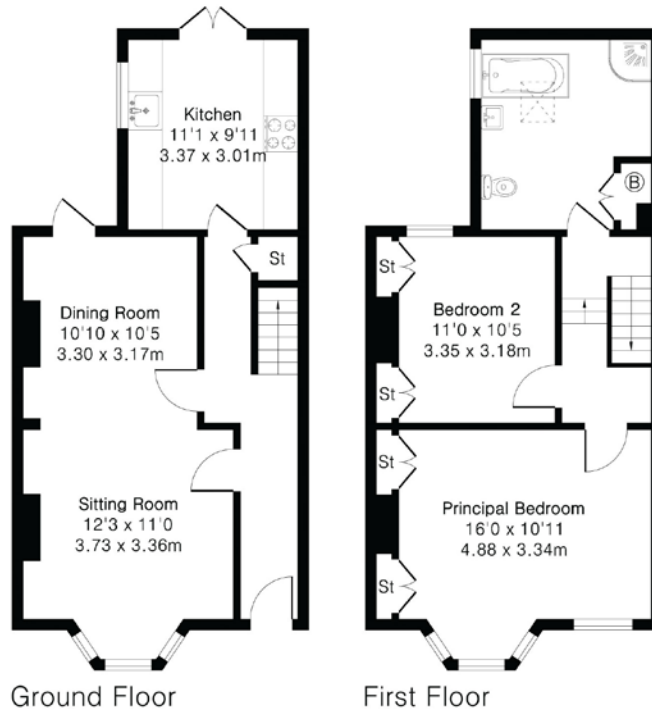
Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



Approximate Gross Internal Area 962 sq ft - 90 sq m

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 481 sq ft – 45 sq m



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.

Carter Jonas

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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