



SAXON STREET, CAMBRIDGE, CB2 1HN

- Cambridge Railway - approx. 0.8 miles
- Cambridge Market Square - approx. 0.7 miles
- Addenbrookes Biomedical Campus - approx. 1.9 miles

Situated in a highly sought-after central location • Three-bedroom period property arranged across three floors • Spacious reception/dining room • Large windows providing excellent natural light • Private courtyard garden • Close to Parker's Piece and Cambridge station • No onward chain • EPC rating D

DESCRIPTION

Situated in a highly sought-after central location, this three-bedroom property combines period charm with versatile accommodation across three floors. The home features a bright kitchen, a spacious reception and dining area, and an impressive top-floor studio-style room.

The ground floor is arranged with the kitchen to the front and living/dining space to the rear. The kitchen is fitted with a range of integrated appliances, wooden cabinetry, tiled splashbacks, and stone worktops. It is well configured, with open shelving, ample storage. The warm and inviting living and dining space is enhanced by wood flooring, built-in shelving, and a feature fireplace. Large windows flood the space with natural light creating a comfortable and sociable environment ideal for everyday living and entertaining. The ground floor also offers a smart and functional downstairs W.C.

Upstairs, the bedrooms are well proportioned and benefit from good natural light. The family bathroom can be found on the first floor featuring a panelled bath with shower over and striking blue tiled surrounds, complemented by an exposed brick feature wall. The room also benefits from a WC, pedestal wash basin and useful built-in shelving.

A BEAUTIFULLY PRESENTED THREE-BEDROOM HOME ON SAXON STREET. OFFERING GENEROUS LIVING SPACE, CHARACTERFUL INTERIORS, AND EXCELLENT NATURAL LIGHT THROUGHOUT.



The top-floor room, currently arranged as a work and creative space, is a standout feature of the property and offers a space suitable for a home office, studio, or additional bedroom.

This is a rare opportunity to secure a three-bedroom home in a prime central location, ideal for professionals, small families, or buyers seeking flexible space close to the city centre.

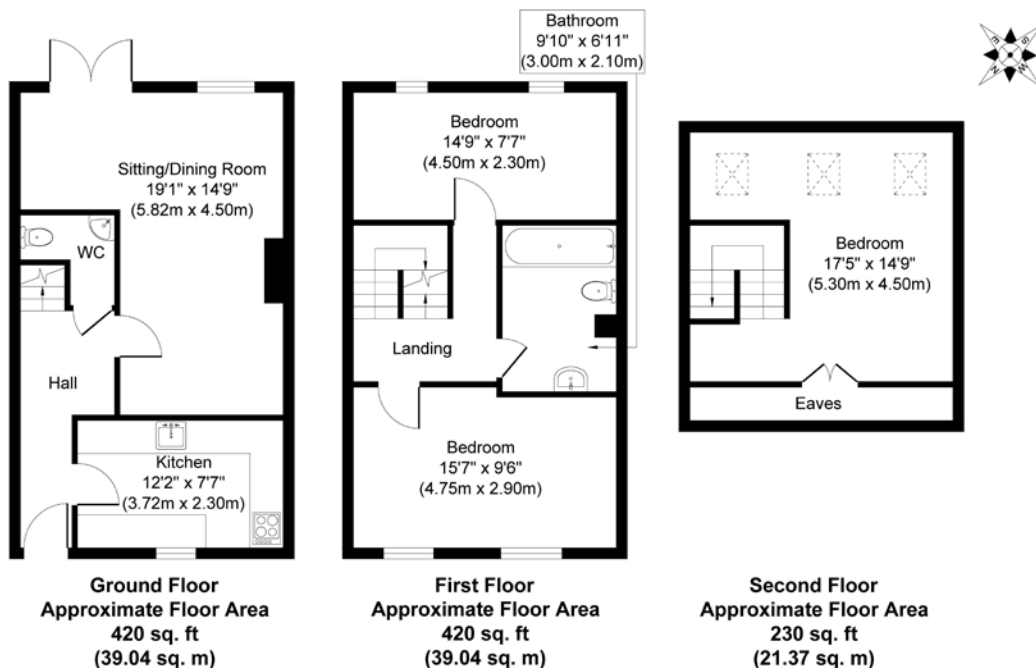
OUTSIDE

The property also benefits from a private courtyard, offering a quiet and low-maintenance outdoor space ideal for morning coffee or relaxed evening seating. Surrounded by boundary walls, it provides good privacy and is easily accessed from the main living areas.

LOCATION

Saxon Street is a highly regarded residential road in central Cambridge, known for its peaceful setting. Lined with attractive period homes, the street enjoys a quiet atmosphere while remaining only a short walk from the city's main shopping districts, independent cafés, and everyday amenities. The location provides excellent connectivity, with easy access to Parker's Piece, the historic city centre, and Cambridge station. Nearby green spaces, cycle routes, and well-regarded schools add to its appeal, making Saxon Street a sought-after address.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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