



SEDGWICK STREET
Cambridge

Carter Jonas

SEDGWICK STREET, CAMBRIDGE, CB1 3AL

- Cambridge City Centre - approx. 1.5 miles
- Addenbrookes Hospital - approx. 2.2 miles
- Cambridge Railway Station - approx. 0.7 miles

Sitting room • Dining room • Kitchen/breakfast/diner/
garden room • Two double bedrooms • Stunning
feature bathroom • South facing garden with studio •
Free street parking • No onward chain • EPC rating C

DESCRIPTION

Since purchasing this period home seven years ago, the current owner has carried out a sympathetic programme of updating and remodelling to create a very appealing and bright city home. The house is a wonderful blend of open plan living space, modern fittings and lovely period features. On the ground floor is an open plan sitting room and dining room, both with fireplaces leading to the sun-filled kitchen with integrated appliances, Purbeck limestone flooring and triple-glazed roof, taking full advantage of the southerly aspect. On the first floor are two double bedrooms and a very large bathroom with roll-top bath, feature fireplace and Hamman-style shower.

Windows are all double-glazed with the roof, electrics and gas system all recently inspected.

This charming property is ideal for professionals or a small family looking to enjoy all that central Cambridge has to offer. Converting the loft space into a principal suite would add significant value and should be straight forward with planning precedent evident in neighbouring properties.

A REALLY SPECIAL AND IMMACULATELY PRESENTED TWO BEDROOM TERRACED VICTORIAN CITY HOME WITH GARDEN STUDIO IN SOUGHT- AFTER LOCATION.



OUTSIDE

The property front boasts a stunning climbing wisteria, jasmine and rose with original Victorian tiling and space for bikes. The mature, south-facing rear garden have seen extensive professional landscaping with significant investment made in native shrubs and year-round colour. Ther Indian-stone patio is perfect for al-fresco dining with a path leading to the garden studio which is fully insulated and connected to high-speed WIFI. A pedestrian gate at the end of the garden leads to a rear passage for bins etc. The side return houses a timber lean-to for storage of lawnmower etc plus additional mature planting for a foliage view from the living room.

LOCATION

The house sits on the broader, bay-fronted section of Sedgwick Street which is a quiet road with little through-traffic and yet enjoying a unique community spirit with regular street events throughout the year. The hugely popular Romsey neighbourhood is situated just off Mill Road which is famous for its independent shops, multicultural restaurants, trendy cafes and green spaces. The city centre is just a short walk away as well as Midsummer Common, the River Cam and the railway station with direct services to London in 50 minutes. It is also very well located for Addenbrookes Hospital with a number 2 bus going direct from the end of the street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and gas connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
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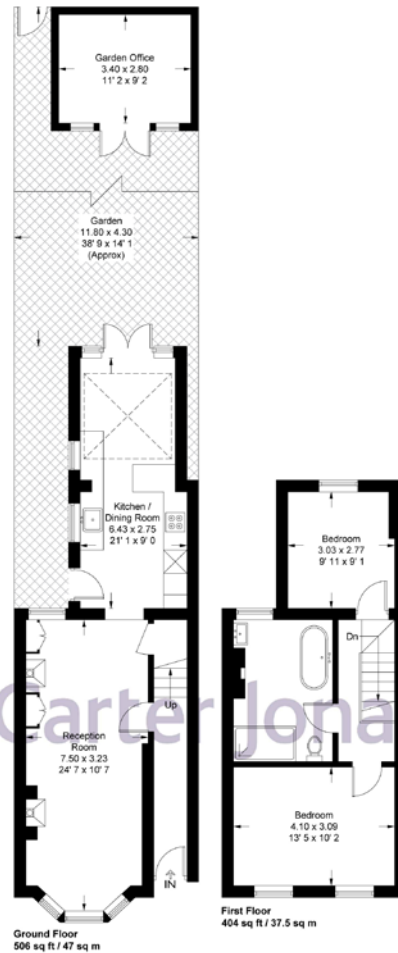


Sedgwick Street

Approximate Gross Internal Area = 910 sq ft / 84.5 sq m

Garden Office = 102 sq ft / 9.5 sq m

Total = 1012 sq ft / 94 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(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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