





## BRUNSWICK COTTAGES, MIDSUMMER COMMON, CAMBRIDGE, CB5 8DL

- City Centre - approx. 0.4 miles
- Addenbrookes Hospital - approx. 3 miles
- Cambridge Railway Station - approx. 1.6 miles

Over 1,300 sq.ft of accommodation • Impeccably presented throughout • Idyllic City Centre position • Detached studio • South-facing garden • 3 Bedrooms • EPC rating C

### DESCRIPTION

A truly exceptional and impeccably presented three-bedroom house offering in excess of 1,300 sq.ft of accommodation with delightful views over Midsummer Common. The impressive and versatile accommodation boasts a sitting room, kitchen/family room, bathroom, cloakroom, two double sized bedrooms and a further bedroom/study. Externally offering a front courtyard garden with impressive views, a south-facing rear garden and a detached studio.

Entering into the sitting room which offers a large window with views across the Common. The mid-section of the ground floor offers an inner hallway with ample fitted storage and a particularly stylish bathroom: offering a freestanding bath, shower, vanity sink unit, WC and a heated and backlit mirror. The kitchen/family room boasts a stylish kitchen with fitted units, stone worktops and an inset sink. Integrated appliances include an oven, microwave, hob, dishwasher and fridge-freezer. Ample dining and seating space with bi-folding doors leading to the rear garden.

The first floor offers a small landing with two double sized bedrooms, the front of which boasting wonderful views across Midsummer Common. Furthermore, a cloakroom is positioned beside the rear bedroom.

**A TRULY EXCEPTIONAL AND IMPECCABLY PRESENTED THREE-BEDROOM HOUSE OFFERING IN EXCESS OF 1,300 SQ.FT OF ACCOMMODATION WITH DELIGHTFUL VIEWS OVER MIDSUMMER COMMON.**





An impressively converted space offering a third bedroom or study, with Velux windows to front and rear aspects, ample eaves storage and an oak and glass wall dividing from the stairs.

### OUTSIDE

The front aspect enjoys a small and enclosed courtyard garden with views across Midsummer Common. The south-facing rear garden is predominately paved with a raised decked area. The indoor-outdoor style studio is positioned on the rear boundary with electricity and plumbing.

### LOCATION

It is extremely well placed for access to the heart of the city centre and is also within a few hundred yards of the Grafton Shopping Centre, Midsummer Common and the River Cam. There are a number of highly regarded schools within close proximity including St Mary's and St Faith's in Bateman Street, St Paul's in Coronation Street, Perse School for Girls in Panton Street and Parkside Academy. Cambridge is an historic University city providing an attractive combination of ancient and modern buildings, colleges, winding lanes, the tree lined River Cam, together with extensive shopping and cultural facilities. The city has also become an important centre for the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Cambridge Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/ Biomedical Campus.

### AGENTS NOTE

Active planning permission for a balcony on the first floor to the front of the property.

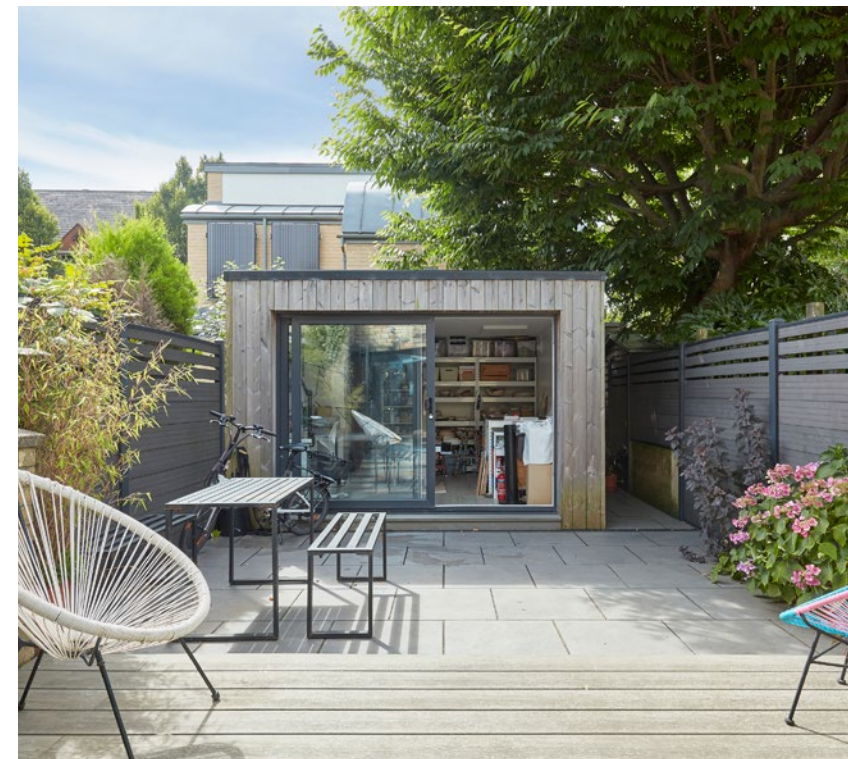
## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Gas fired central heating. Underfloor heating to ground & first floor. Mains gas, water, drainage and electricity

**Local Authority:** Cambridge City Council

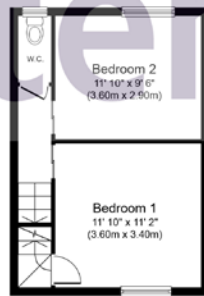
**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



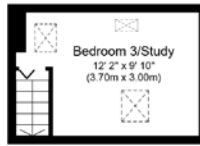




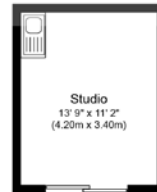
**Ground Floor**  
Approximate Floor Area  
708 sq. ft.  
(65.8 sq. m.)



**First Floor**  
Approximate Floor Area  
316 sq. ft.  
(29.4 sq. m.)



**Top Floor**  
Approximate Floor Area  
144 sq. ft.  
(13.4 sq. m.)



**Outbuilding**  
Approximate Floor Area  
150 sq. ft.  
(13.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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