



MAWSON ROAD, CAMBRIDGE, CB1 2DZ

- Addenbrookes Hospital - approx. 1.6 miles
- Cambridge City Centre - approx. 0.3 miles
- Cambridge Railway Station - approx. 0.4 miles

Hugely sought after position in town • Pleasant south-facing rear garden • Spacious loft conversion • Three double sized bedrooms • EPC rating D

DESCRIPTION

The stylish accommodation measures in excess of 1,200 sq.ft including an entrance hall, sitting room, dining room, kitchen, three double sized bedrooms and a bathroom. Externally enjoying a south-east facing rear garden.

GROUND FLOOR

Entering into the entrance hall with exposed original floor boasts and stairs rising to the first floor. The sitting room enjoys bespoke fitted storage, a bay window to front aspect with fitted shutters and an inset wood burning stove; open to the dining room and leading to the kitchen, which enjoys a stylishly fitted kitchen with oak worktops and an inset butler sink and drainer. Integrated fridge-freezer, hob and oven, with space and plumbing for further appliances. Windows to rear and side aspect and a door leading to the rear garden terrace.

FIRST FLOOR

Rising from the ground floor to the landing, with a Velux window and stairs leading to the top floor. The master bedroom enjoys two large windows to the front aspect and bespoke fitted wardrobes either side of the ornate original fireplace. The second bedroom is positioned to the rear of the property and the bathroom is extensively tiled with a shower cubicle, bath, wash hand basin, heated towel rail and WC.

A PARTICULARLY WELL-PRESENTED AND SPACIOUS THREE-BEDROOM VICTORIAN HOUSE BOASTING A HUGE POPULAR SETTING JUST MOMENTS FROM THE CITY CENTRE.



SECOND FLOOR

Generously sized with solid wood flooring, two Velux windows and eaves storage. Hugely versatile and ideal as a bedroom or home office.

OUTSIDE

The front aspect enjoys an original tiled pathway leading to the front door. The south-east facing rear garden is predominately paved with a rear gate for access. Residents only permit parking.

LOCATION

Mawson Road is situated in a most desirable prime city location ideally placed for access to the Railway Station which has direct links to London. The historic City Centre is only a short walk away together with an extensive range of amenities situated on Mill Road. The property falls within the catchment for St Pauls although there are a number of independent schools available nearby including the Stephen Perse, St Faiths and the Leys.

ADDITIONAL INFORMATION

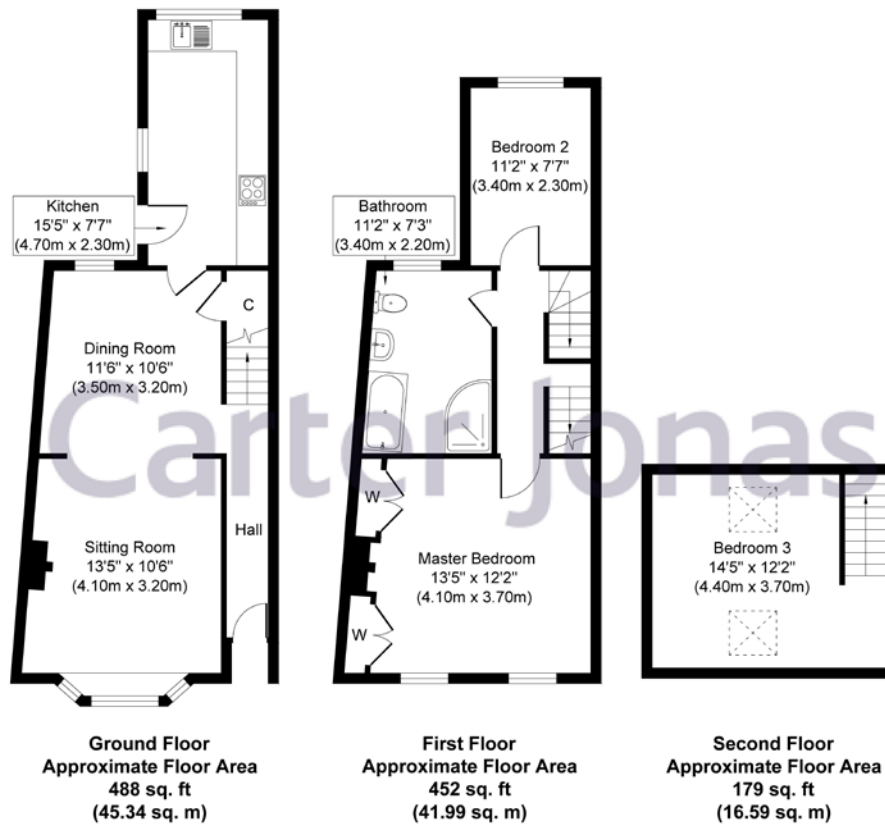
Tenure: Freehold

Services: Gas central heating, mains water & drainage

Local Authority: Cambridge City Council

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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