



Gwydir Street, Cambridge, CB1 2LL



pocock & shaw

Residential sales, lettings & management

112 Gwydir Street  
Cambridge  
CB1 2LL

A charming 2 - 3 bedroom Victorian house providing flexible accommodation and attractive gardens in this highly popular near-central city location.

- Delightful Victorian house
- Sought after near-central location
- Many period features
- 100ft (approx) rear garden
- Sitting/dining room with open fire
- Fitted kitchen
- Versatile study/dining room bedroom 3
- 2 first floor bedrooms
- Must be viewed to be fully appreciated
- No upward chain

Offers around £525,000



This charming Victorian terrace house has been altered to provide flexible and versatile accommodation over two floors. The property retains some attractive period features (exposed timber floorboards, open fireplace, stripped pine doors/ panelling etc) and benefits from a useful converted loft space as well as having a dining room/study/bedroom 3 to the ground floor.

To the rear of the property there is a lovely and decent sized mature garden extending to 100ft (approx).

Gwydir Street is a highly desirable road between Mill Road and Norfolk Street about 0.7 miles from the railway station and 1 mile south of Cambridge City centre (Market Square). There is a good selection of independent and local shops and restaurants on Mill Road whilst other facilities and amenities can be found in the City centre itself. Schooling for all age groups is available locally with both St Matthews Primary School and Parkside College being close by. In addition, residents permit parking is available.

Offered with no upward chain, the property in detail comprises:

**FRONT DOOR** with fanlight over to;

**SITTING/DINING ROOM** 21' 6" x 12' 6" (6.55m x 3.81m) with sash window to front, brick open fireplace with tiled hearth and pine fitted shelf to one side of chimney breast, further feature fireplace recess with built in pine shelving to both sides of chimney breast, pine tongue & groove paneling to part of one wall with pine doors to an understair cupboard and further cupboard housing the electric meter and consumer unit, pine door to staircase, two radiators, exposed timber floorboards, open aperture and doorway to;

**KITCHEN** 11' 9" x 9' 0" (3.58m x 2.74m) with good range of fitted wall and base units, rolled top worksurfaces and some tiled splashbacks, space and plumbing for a washing machine and dishwasher, space for fridge/freezer, built-in Hotpoint induction hob with electric oven below, large roof skylight, ceiling spotlight unit, quarry tiled flooring, doorway with shelving unit and bi-folding doors and opening onto;

**STUDY./DINING ROOM /BEDROOM 3** 11' 3" x 8' 2" (3.43m x 2.49m) A versatile room with door to patio/garden, window to rear, built- in cupboard housing the Worcester gas central heating boiler, shutters opening onto an open (shelved) aperture to kitchen, radiator, quarry tiled flooring.

#### FIRST FLOOR

**LANDING** with stripped pine door to over-stair shelved linen cupboard, stripped pine doors to both bedrooms, fixed timber open tread ladder staircase to loft space (see later), exposed timber floorboards.

**BEDROOM 1** 11' 9" (to chimney breast)" x 10' 11" (3.58m x 3.33m) with window to front, feature cast iron period fireplace, built-in cupboards to both sides of chimney breast with hanging rail and shelving, radiator, exposed timber floorboards.

**BEDROOM 2** 10' 2" x 6' 5" (3.1m x 1.96m) with window to rear, built-in cupboard with hanging rail and shelving, radiator, wood-style flooring.

**BATHROOM** 9' 1" x 5' 9" (2.77m x 1.75m) A bright and airy room with windows to side and rear, panelled bath with fully tiled surround, glass screen, mixer tap and shower attachment over, wash hand basin with tiled splashback, WC, bidet, radiator.

**LOFT ROOM** 11' 4" x 10' 2" (restricted headroom)" (3.45m x 3.1m) with two Velux windows to rear, eave storage recess, radiator, power and lighting.

#### OUTSIDE

To the front of the property there is permit-parking for resident's vehicle. Side access gate from Gwydir Street (one house to the left) which accommodates moving of wheelie bins and bicycles etc. Directly outside the dining room/study/bedroom 3 there is a small paved courtyard (pedestrian right of access across this area for the house to the right - for cycle access etc) which then leads onto a delightful and decent sized (100ft total approx) mature rear garden mainly laid to lawn with various flower/shrub border, timber shed with guttering and water butt and mature cherry tree.

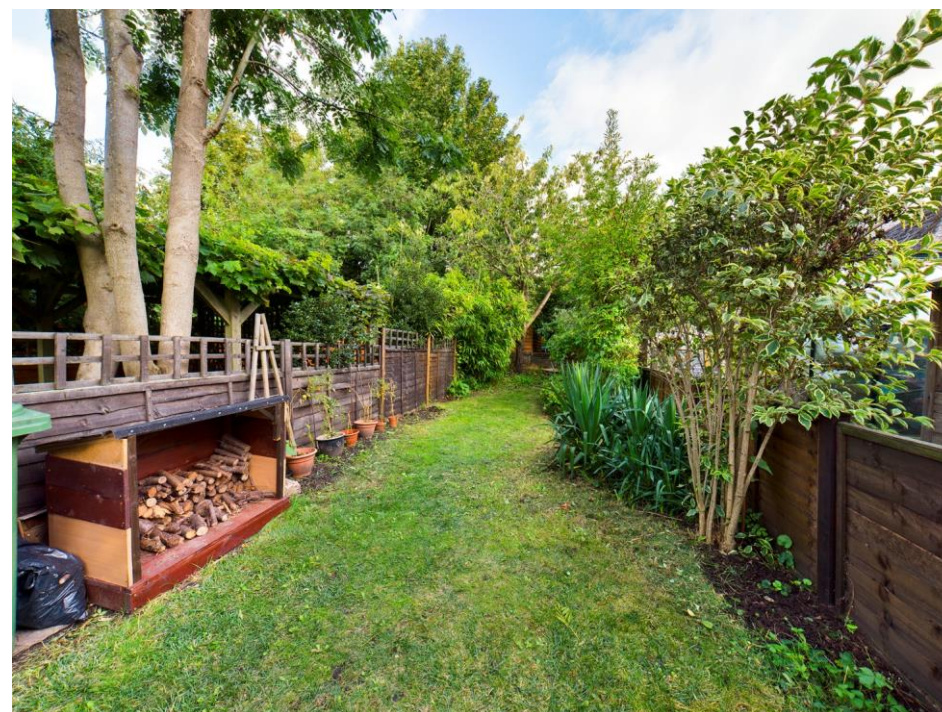


**SERVICES** All mains services connected

**TENURE** Freehold

**COUNCIL TAX** Band C

**VIEWING** By prior appointment with Pocock & Shaw



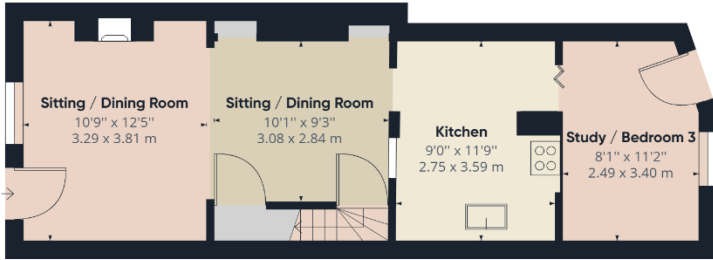
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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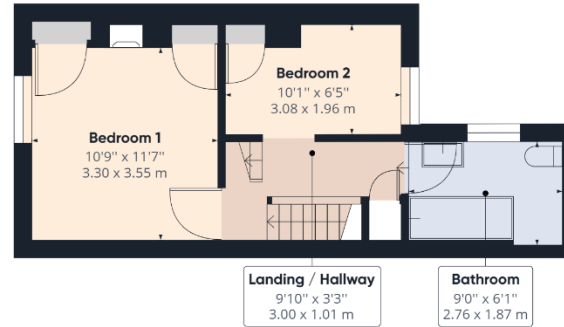
2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ

Tel: 01223 322552

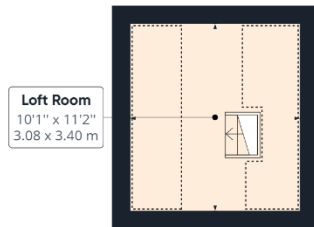
Email: [cambridge@pocock.co.uk](mailto:cambridge@pocock.co.uk) [www.pocock.co.uk](http://www.pocock.co.uk)



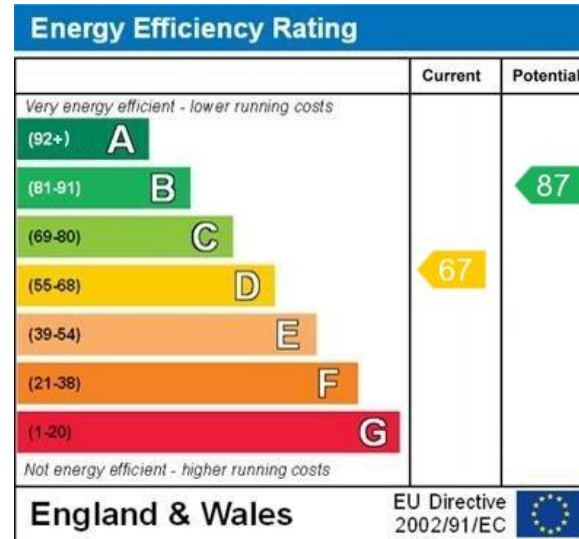
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



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Approximate total area<sup>(1)</sup>

851.94 ft<sup>2</sup>  
79.15 m<sup>2</sup>

Reduced headroom

64.13 ft<sup>2</sup>  
5.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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