



7 Brunswick Terrace, Cambridge CB5 8DG
Guide Price £525,000 Freehold



A VERY CHARMING EXTENDED VICTORIAN TERRACED COTTAGE OCCUPYING A VERY SPECIAL LOCATION LYING BETWEEN THE CITY CENTRE AND MIDSUMMER COMMON.

Sitting room • dining room • kitchen • two double bedrooms • first floor bathroom • gas fired radiator central heating • 30ft rear garden with gated access • period features • Offered with no onward chain • EPC Rating- C

7 Brunswick Terrace is an extended mid terrace Victorian house of brick elevations under a slate roof and offers modernised and extended accommodation. The accommodation comprises sitting room with attractive multi paned sash window to front, gas fire with mantel and surround leading to a dining room and open through to a fitted kitchen with range of wall and base units and windows and door to the garden. On the first floor there are two double bedrooms and a bathroom arranged around a central landing which offers access to a useful loft storage area. There is the benefit of a gas fired central heating system and outside there is a small garden to the front and a pleasant westerly facing rear garden extending to approximately 30ft. This benefits from a gated rear pedestrian access.

Key Features

- Two double bedrooms
- Superb location
- Extended accommodation
- Offered with no onward chain
- Gas central heating
- First floor bathroom
- West facing garden
- Juliet balcony to bedroom 2

Location

Brunswick Terrace is in an excellent location being both quiet and secluded within the City lying just off Maids Causeway and very close to Midsummer Common, Jesus Green and the river. The City centre is about 10 minutes walk away and there is an excellent range of local facilities including the Grafton Centre. The wide open spaces of Midsummer Common is almost adjacent.

TENURE

Freehold

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

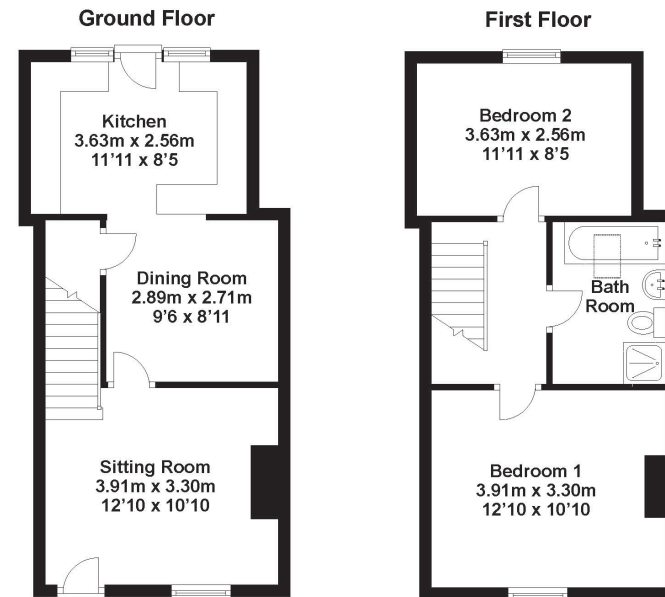
FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

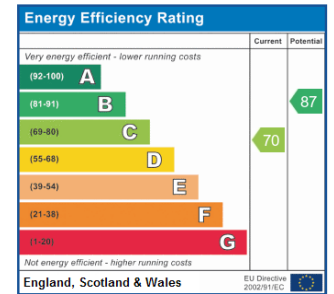
VIEWING

Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

7 Brunswick Terrace, Cambridge



Approx. gross internal floor area 67 sqm (725 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.