



**40 Stockwell Street, Cambridge, CB1 3ND**  
**Guide Price £450,000   Freehold**



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## AN ATTRACTIVE AND TASTEFULLY APPOINTED VICTORIAN TERRACED HOUSE LOCATED ON AN ENDEARING ONE-WAY STREET IN THE FASHIONABLE ROMSEY TOWN AREA OF THE CITY. MILL ROAD, THE RAILWAY STATION AND CITY CENTRE ARE ALL WITHIN EASY REACH

Entrance hall • open plan sitting/dining room • fully fitted kitchen • first floor landing • two double bedrooms • refitted family bathroom • private rear garden with access • retaining original period features

This attractive two bedroom Victorian residence is perfectly placed for access to the many independent shops and restaurants on Mill Road, the Railway Station and City centre. The property has been well cared for by the current owners, they have created a modern open plan space on the ground floor level, tastefully finished with bespoke book casing and retaining many period features. The entrance hall opens into sitting/dining room which is bright, airy and comfortable. The elegant staircase, tall feature windows, fireplaces and stripped wooden floors are all pleasant features of this room. The dual aspect kitchen provides a range of units, integrated appliances and views to the garden. The first floor landing leads to both double bedrooms and refitted family bathroom. Both bedrooms enjoy stripped wooden floors, period fireplaces and picture rails. Bedroom one provides ample built-in wardrobes. Outside, the private rear garden provides a lawned area with established borders, pathway, timber shed and rear access.

### Key Features

Attractive Victorian residence  
Two double bedrooms  
Updated and tastefully finished  
First floor bathroom  
Open plan sitting/dining room  
Period features  
Mill Road area  
Walk to the railway station

### Location

Stockwell Street is situated just off Mill Road which is convenient for its wide range of shopping facilities including bars and restaurants and local Tesco and Sainsburys stores. The City centre is a short distance away with the railway station within about half a mile.

### TENURE

Freehold

### SERVICES

All mains services are connected.

### STATUTORY AUTHORITIES

Cambridge City Council  
Cambridgeshire County Council

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ

### FIXTURES AND FITTINGS

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

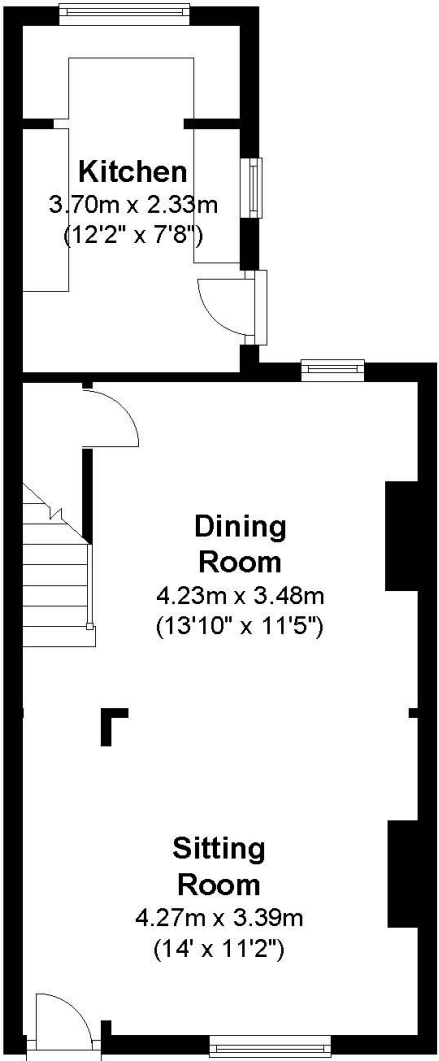
### VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

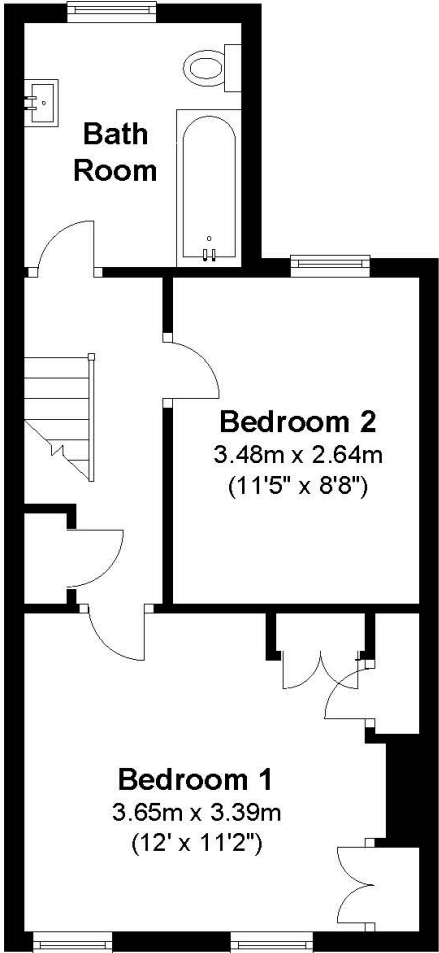


40 Stockwell Street, Cambridge

Ground Floor



First Floor



Approx. gross internal floor area 74 sqm (800 sqft)

