



GEORGE STREET

50

52

Mill View, 50 George Street, Cambridge CB4 1AJ
Guide Price £685,000 Freehold

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ARNOLD
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A NICELY EXTENDED AND RESTORED VICTORIAN SEMI DETACHED PROPERTY WITH A DELIGHTFUL LANDSCAPED SOUTH FACING REAR GARDEN SITUATED IN A CONVENIENT AND POPULAR CENTRAL LOCATION WITHIN MILTON ROAD PRIMARY SCHOOL CATCHMENT AREA.

Entrance hall, sitting room, dining room, kitchen, family room, cloakroom, three double bedrooms, refitted family bathroom, numerous period features, double glazing, well stocked and landscaped south facing rear garden, off street parking

50 George Street is an attractively extended and thoughtfully modernised semi detached family home of brick elevations under a slate roof. The property offers well proportioned living accommodation with on the ground floor an entrance hall featuring oak flooring and stairs to first floor with door to attractive sitting room with double glazed sash window to the front and further window to the side. From the sitting room, the interconnecting doors lead to a dining room (with large understairs storage cupboard) which in turn opens through to a maple fronted kitchen with range of fitted appliances and large picture window overlooking the garden. In addition there is a good sized family room with double glazed French doors and windows to the rear door along with a lobby with cloakroom and separate access door to the front. Upstairs there are three double bedrooms arranged around a central landing with range of fitted wardrobes to both bedrooms 1 & 2 and further eaves storage in bedroom 3. The bathroom has been refitted with an attractive suite and is tiled and benefits from a window to the side. The large loft is accessed from the landing via a folding ladder. Externally there is a small well stocked front garden with box hedging and brick path to front door along with a dropped curb leading to parking and outside tap. To the rear is a delightful landscaped southerly facing garden measuring 34' x 31' which is walled and fenced with a range of seating areas. The garden is beautifully planted with a wide range of mature plants and shrubs and established magnolia tree. There is a well tended lawn with pathway leading to a timber garden shed and pond. The property benefits from a full gas central heating system via a Vaillant combination boiler and retains numerous period and interesting features throughout.

KEY FEATURES

Off street parking
Three double bedrooms
Three reception rooms
Landscaped south facing rear garden
Beautifully presented
Fitted maple kitchen
Milton Road Primary School catchment area

LOCATION

George Street which runs between Chesterton Road and Milton Road is a charming street conveniently situated on the north side of the City. The property is 1.5 miles from the Market Square and 1.25 miles from both Cambridge Science Park and access to the A14 and Cambridge North Railway station. A wide range of local shopping facilities are immediately available on Mitcham's Corner with primary school at Milton Road and secondary school at Chesterton Community College. The river, Midsummer Common, City centre and many of the facilities offered by the university can be approached on foot or by bicycle. The property is situated at the top of George Street close to the junction with Milton Road.

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

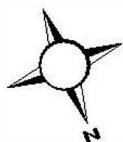
FIXTURES AND FITTINGS

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

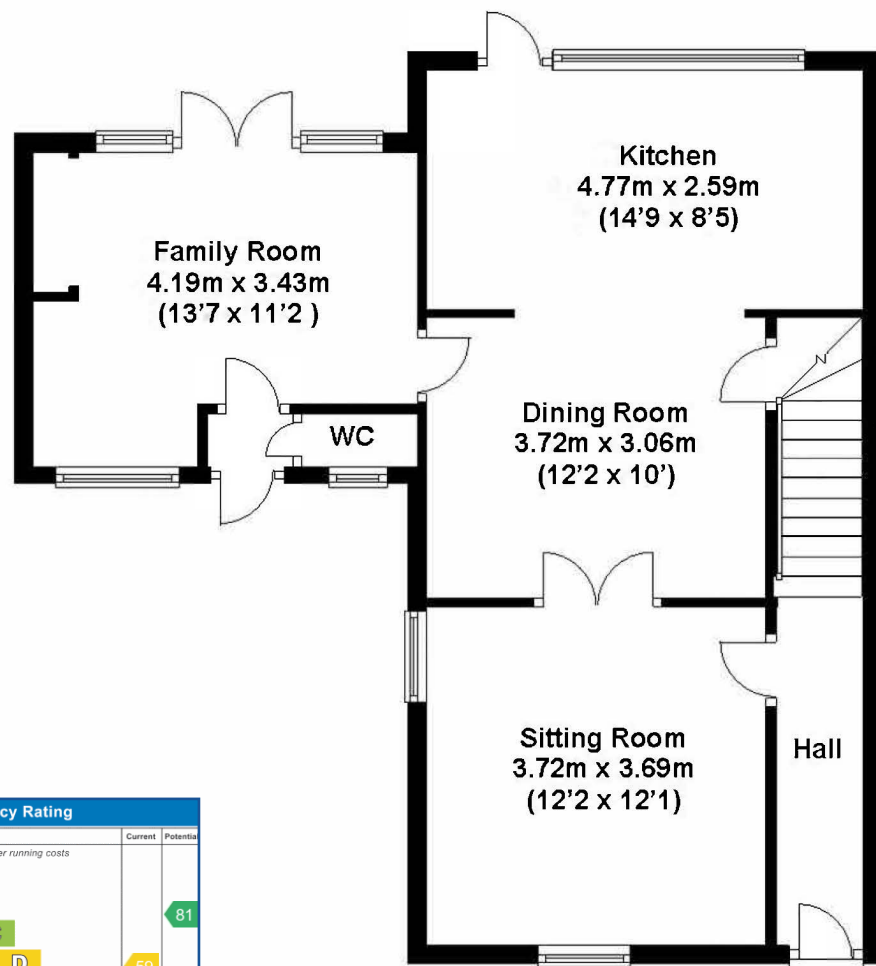
VIEWING

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

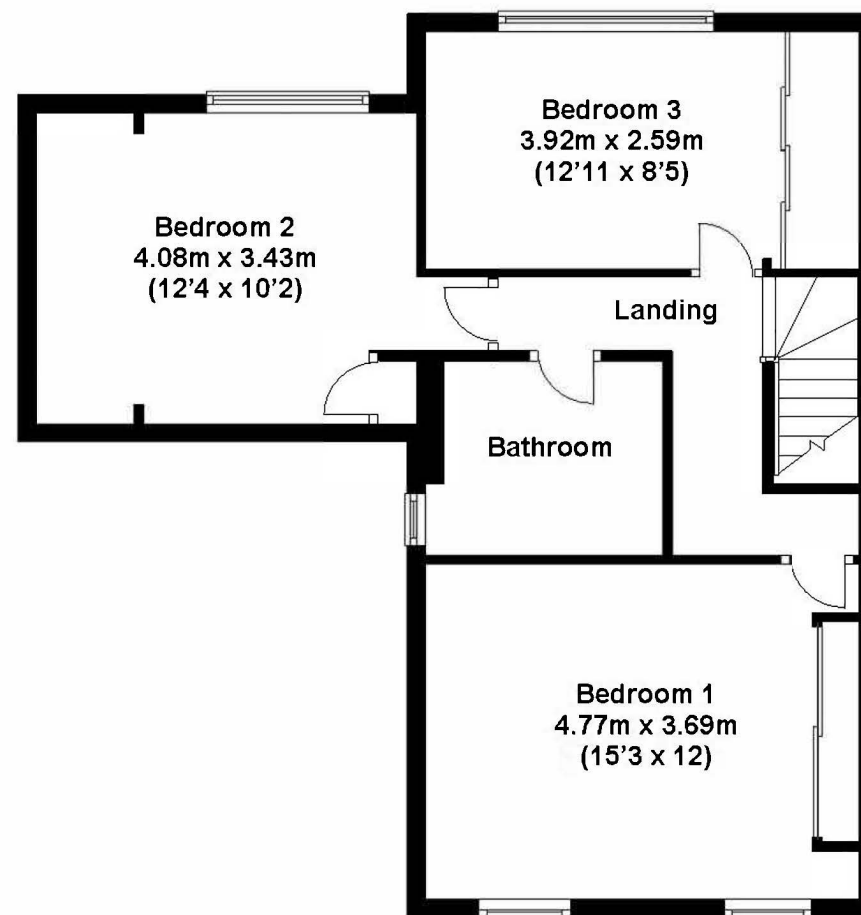




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

