



39 Eden Street, Cambridge, CB1 1EL  
Guide Price £595,000 Freehold





## A CHARMING AND EXTENDED GRADE II LISTED VICTORIAN TERRACE TOWNHOUSE SITUATED IN THIS HIGHLY REGARDED AREA WITHIN WALKING OR CYCLING DISTANCE OF THE CITY CENTRE AND WITH THE BENEFIT OF OFF STREET PARKING.

19ft sitting room • ground floor cloakroom/utility • fitted kitchen/dining room • two double bedrooms • first floor bathroom • attractive rear garden • off street parking • gas central heating • offered with no onward chain

39 Eden Street is a charming and extended Victorian townhouse of brick elevations under a pitched slate roof. The property offers well proportioned accommodation including sitting room extending to approximately 19ft with a feature fireplace, oak block flooring in a Herringbone style with range of fitted shelving and multi paned sash window to the front. The 'L' shaped kitchen is fitted with a range of pine fronted wall and base units with tiled splashbacks and multi paned door and window leading to the garden and a door leading to a utility/cloakroom. On the first floor there are two good sized bedrooms with the master retaining a period fireplace and off the second bedroom is a large family bathroom with three piece suite. Externally there are gardens to front and rear with the rear being paved and enclosed with fencing with the benefit of off street parking on a gravelled driveway for one vehicle with access via Eden Street backway.

### KEY FEATURES

- Off street parking
- Two double bedrooms
- Grade II listed
- Conservation area
- No onward chain
- Period features
- Cul-de-sac location
- Sought after Kite location
- First Floor bathroom
- Ground floor cloakroom

### LOCATION

Eden Street, which forms part of a conservation area, is a delightful no through road lying close to the Grafton Centre and Parkers Piece and within walking or cycling distance of the City centre and many of the facilities offered by the University. There is an excellent range of shopping facilities in the immediate area with open spaces at Parker Piece, Christ Pieces and Midsummer Common nearby.

### SERVICES

All mains services are connected.

### STATUTORY AUTHORITIES

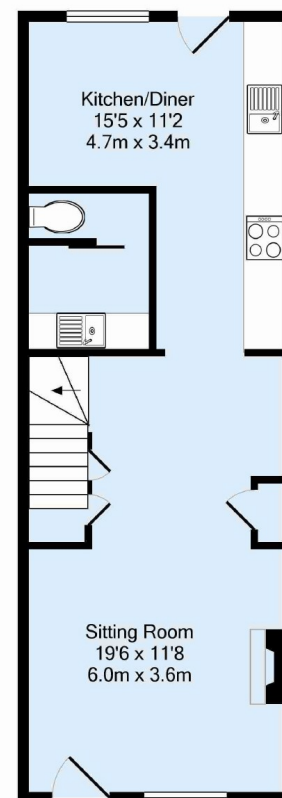
Cambridge City Council  
Cambridgeshire County Council

### FIXTURES AND FITTINGS

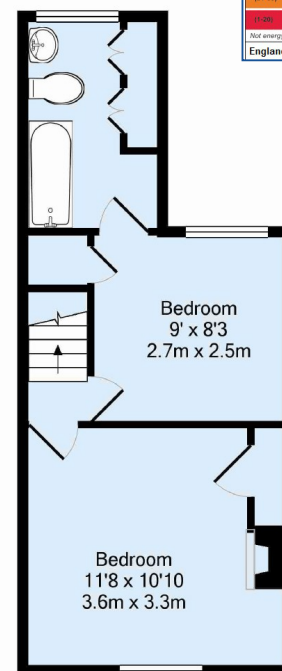
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### VIEWING

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

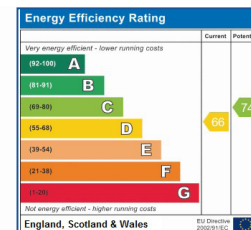


GROUND FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)

, EDEN STREET  
TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)  
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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.