



4 Blossom Street, Cambridge, CB1 2NQ

Guide Price £495,000 Freehold

**REDMAYNE
ARNOLD
& HARRIS**

**rah.co.uk
01223 323130**

AN ATTRACTIVE AND SYMPATHETICALLY EXTENDED VICTORIAN TERRACE TOWNHOUSE SITUATED IN A QUIET STREET WHICH IS WELL PLACED FOR ACCESS TO CAMBRIDGE CITY CENTRE, THE RAILWAY AND ST MATTHEW'S PRIMARY SCHOOL

Entrance hall * sitting room * dining room * refitted kitchen/breakfast room with French doors to the garden * two double bedrooms * first floor bathroom * 34ft rear garden * host of period features including cast-iron fireplace and sash windows and stripped floorboards * gas fired central heating * attractive garden with detached studio

THE PROPERTY

No. 4 Blossom Street is an extremely attractive and sympathetically restored extended Victorian terrace townhouse of brick elevations beneath a pitch roof. The property dates from approximately 1870 and is situated in a one-way street within a conservation area. The well proportioned accommodation is arranged over two floors and comprises an entrance hall, sitting room opening to dining room with strip wooden floors, cast-iron fireplace, a range of fitted shelving and opens to an extended kitchen/breakfast room with a pair of French doors to the garden and a range of attractive wall and base units with extensive granite working surfaces and range of fitted appliances including stainless steel hob and splashbacks, canopy hood over, double oven along with Belfast sink and antique style taps. On the first floor there are two double bedrooms with attractive strip wooden flooring and a refitted bathroom with a feature arched rear window. The property retains a wide range of period features, including strip wooden floorboards, sash windows, exposed pine panelling along with cast-iron fireplaces. The property benefits further from gas fired radiator central heating via a recently installed Glowworm boiler. The easterly rear garden is walled and fenced with paved patio area, outside tap, easy to maintain gravelled area with established Holly and Lilac tree, garden studio which measures 12' x 8'9" with multi-pane windows and door the garden.

KEY FEATURES

- Victorian terrace house with 2 double bedrooms
- First floor bathroom
- Sitting and dining room
- Extended kitchen/breakfast room
- Attractive garden studio
- St Matthew's Primary School catchment area
- Gas radiator central heating and a host of period features
- Central location

LOCATION

Blossom Street, which is just off Norfolk Street, forms part of an established predominantly residential area which is within walking or cycling distance of the City centre, Grafton centre and the River. It is also within easy reach of many of the University Departments and the railway station. There is local shopping in the immediate vicinity in Norfolk Street and the property stands in the catchment area for St Matthew's and Parkside schools. In addition, there is Pay and Display on Norfolk Street and resident's permit parking scheme in operation. Annual permits are available to purchase via Cambridge City Council.

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.

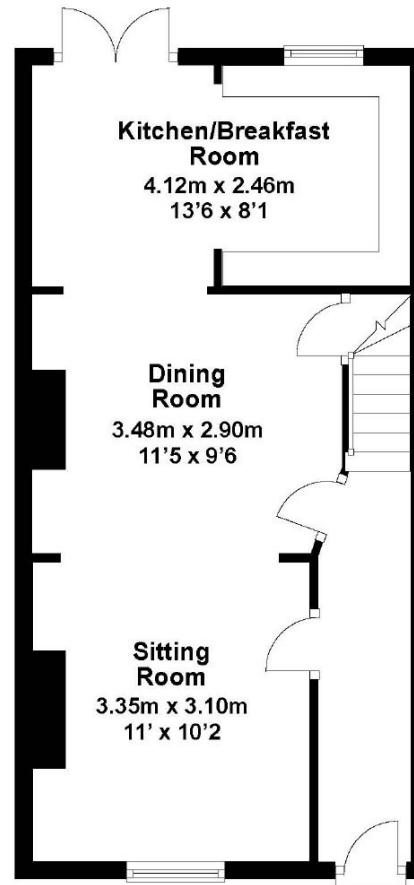
VIEWING Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

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

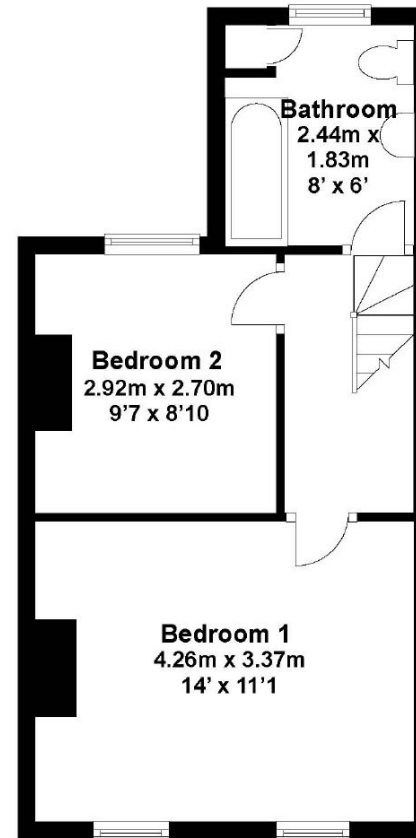


4 Blossom Street, Cambridge

Ground Floor



First Floor



Approx. gross internal floor area 70 sqm (750 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	53	62
EU Directive 2002/91/EC		

