



2 Bentinck Terrace
Cambridge, CB2 1HQ

Guide price **£450,000**



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- Attractive period property
- City Centre location
- Two bedrooms
- 607sqft

Situated on the sought-after Bentinck Terrace, this delightful two-bedroom mid-terrace property offers a wonderful blend of character, period features and modern convenience. Perfectly positioned for easy access to Cambridge city centre, the River Cam, local amenities and excellent transport links, this home presents an exciting opportunity for buyers seeking both charm and practicality.

Inside, the property is filled with natural light and boasts a wealth of original features, including high ceilings, sash windows and engineered oak flooring. The inviting living room creates a warm and welcoming space and features a beautiful fireplace and large sash window to the front elevation. Dividing the living room and the dining area is an original beautiful partly stained glass door. The dining area itself is a good size with under-stair storage.

The kitchen, positioned to the rear, offers a pleasant outlook over the courtyard. There are low level cabinets under a





wooden worktop, a butler sink, single oven and gas hob. Beyond the kitchen is a small utility area, also housing the boiler.

Upstairs, there are two well-proportioned bedrooms and a stylish bathroom, providing comfortable and versatile accommodation. The primary bedroom is a good double with feature fireplace. The second bedroom is a single room cleverly designed to make use of the space over the stairs. At the end of the hall is the modernised bathroom.

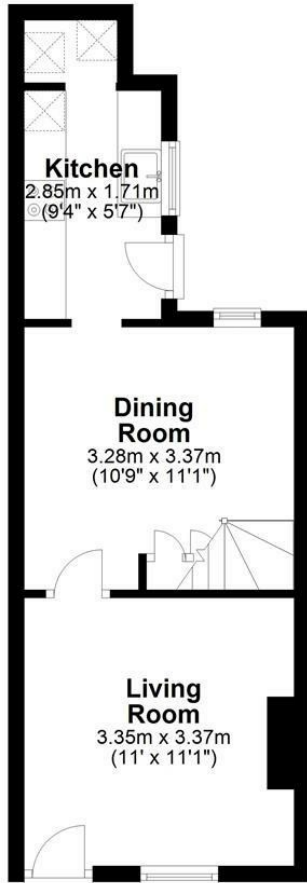
Externally there is a small courtyard garden to the rear, which offer a quiet area for outside dining as well as rear access for bins and bikes. There is a residential parking scheme in place with bays along Bentinck Terrace and surrounding streets.

This is a rare opportunity to acquire a charming period home in a highly regarded Cambridge location. Surrounding by excellent schools including Stephen Perse, Heritage and St Mary's, it is also a short walk to the amenities on Hills Road, and Cambridge Central station.



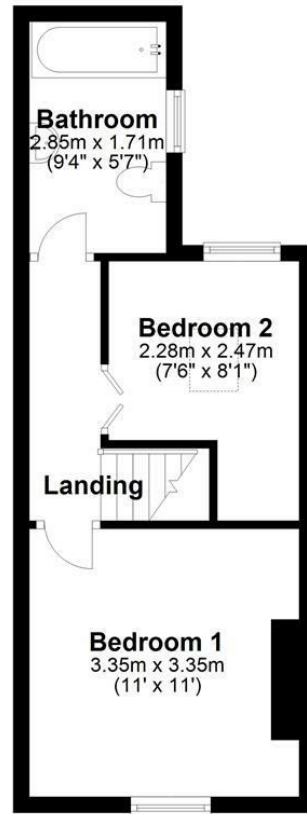
Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.3 sq. feet)

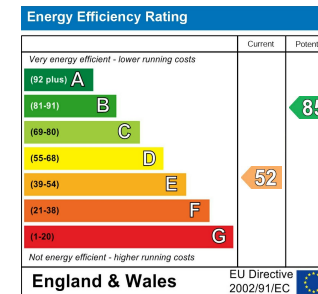


Total area: approx. 56.4 sq. metres (607.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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