



105 Sedgwick Street
Cambridge, CB1 3AL

Guide price £700,000



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- Semi detached Victorian house
- Great location
- No chain
- Loft conversion
- Almost 1400 sq. ft.

An imposing 4-bedroom, 1400 sq. ft., Victorian semi-detached house with a loft conversion, just off Mill Rd, less than a mile from the station, and offered with no chain.

The house is currently set up for rental, comprising six en-suite rooms, but these could easily be removed to return to a more familiar family layout. Inevitably, this will involve some updating and improvement, but the opportunity to create a fabulous family home is significant.

The accommodation is spacious and includes three reception rooms, and could be configured as a front sitting room, family room, and breakfast room, all of which are accessed from the large reception hall. The kitchen is off the dining room and overlooks the garden. It has recently been refitted with base and eye-level units, has space for appliances as well as direct access to the garden.

On the first floor, there are three bedrooms, all with en-suite shower rooms.





On the second floor, there is a good-sized loft conversion which also has an en-suite shower room and extensive storage and eaves storage.

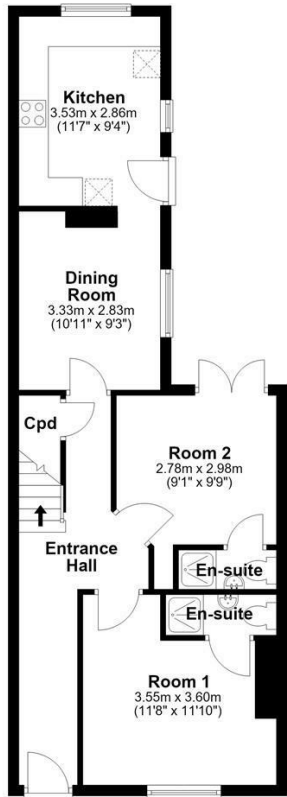
The house has gas central heating and features original floorboards in places, and period fireplaces.

There is a small front garden behind a low wall. Side pedestrian access leads to the good-sized rear garden, which is mainly lawn. At the end of the garden is a large workshop/shed.

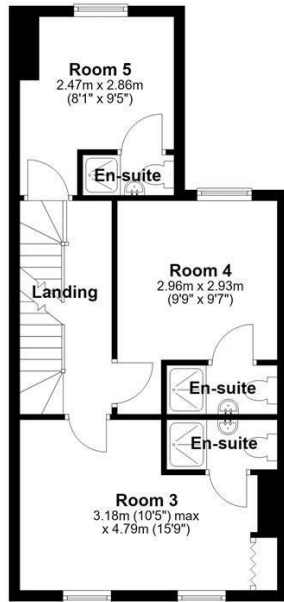
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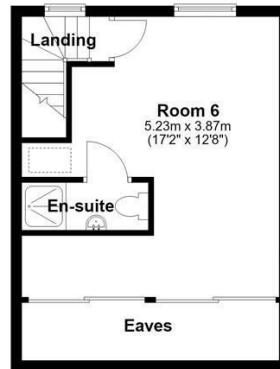
Ground Floor
Approx. 54.8 sq. metres (589.9 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.8 sq. feet)



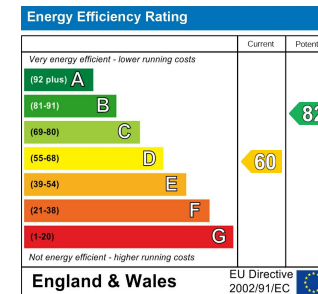
Second Floor
Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 129.7 sq. metres (1396.4 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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