

GRAY TOYNBEE

6 Stone Terrace

Cambridge, CB1 2PN

Guide price £595,000

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- End-of-terraced Victorian home
- Recently decorated and garden landscaped
- No upward chain
- 1065 sqft / 99 sqm
- Good sized private rear garden
- Close to Mill Road and Cambridge Station

A handsome end-of-terraced Victorian home of 1065 sqft / 99sqm, plus a nice sized private rear garden, enjoying a quiet cul-de-sac position in the heart of Petersfield, for sale with NO CHAIN.

This charming Victorian end-of-terraced house has a bright architect designed rear extension and boasts three large double bedrooms. The property has been well maintained with a new boiler and has been recently decorated throughout. The extension has been carefully considered and provides a large light filled kitchen and dining area which has bi-folding doors opening onto patio and garden, while a feature fireplace brings warmth and character to the principal reception area. The result is a home that feels bright, spacious and conveniently situated.

The 3 double bedrooms, shower room and seperate W.C are arranged over 2 floors with the second floor bedroom having its own wooden panelled bath.

The house is set back behind a quarry tiled pathway with space for bikes. A side gate and bi-folding doors from the dining area lead to the rear garden which has been landscaped for ease of maintenance and has a paved terrace, well-suited to alfresco dining in the warmer months.















Stone Terrace is a no-through road set just off Ainsworth Street and is a particularly desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated close to Mill Road, the station, Addenbrookes/Papworth hospitals and around a mile east of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is a 16-minute walk from Cambridge Railway Station with direct links to London. The Grafton, Beehive Shopping Centres and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

Schooling is excellent and the area falls within the catchment of St Matthews Primary School, secondary provision is at Parkside Community College.





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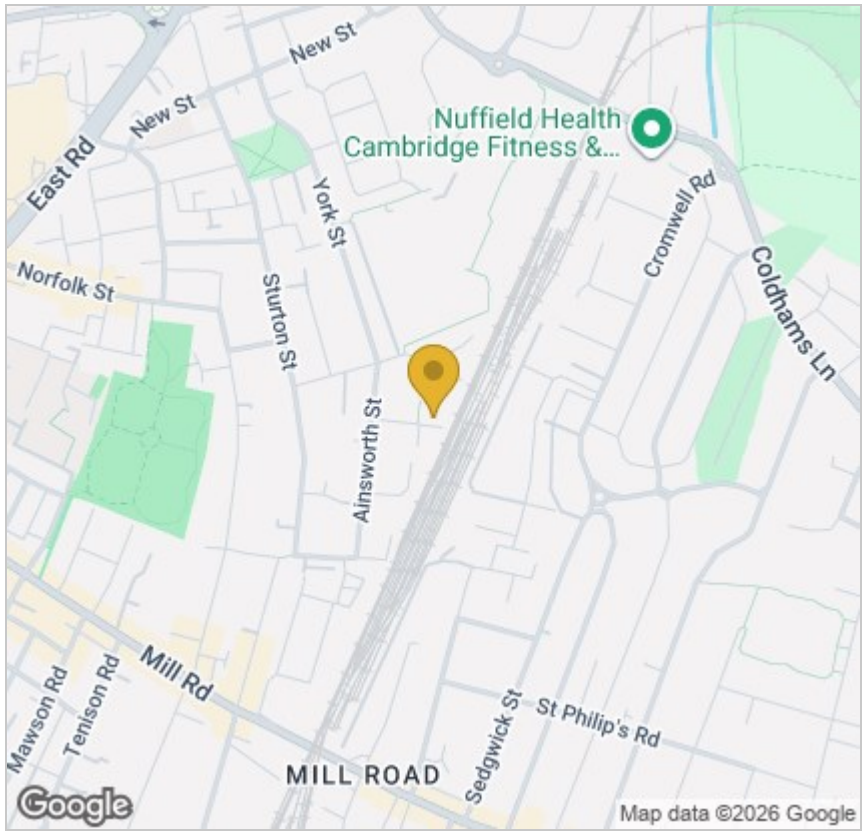
Approximate Gross Internal Area 1065 sq ft - 99 sq m

Ground Floor Area 489 sq ft – 45 sq m

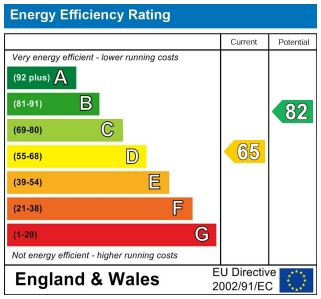
First Floor Area 393 sq ft – 37 sq m

Second Floor Area 183 sq ft – 17 sq m





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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