



1 Earl Street
Cambridge, CB1 1JR

£3,750 Per month

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- Central location
- Unfurnished
- Available immediately
- Garage parking

A truly rare opportunity to rent this elegant four-bedroom townhouse in the heart of Cambridge, part of a listed historic terrace overlooking the open green space of Christ's Pieces, and set within the Kite Conservation Area.

This Grade II listed Georgian property is within walking distance of local amenities, transport links, Parker's Piece, the River Cam, Grand Arcade, and all the city has to offer.

The ground floor features a generous open-plan space that can be used as a living, dining, or study area, complete with a striking original marble fireplace. There's ground floor access to a charming courtyard garden, offering a private outdoor seating area and access to a garage which is suitable for one car or storage.

On the lower ground floor, an open-plan kitchen and dining area features a fireplace at one end and a functional kitchen with gas hob, electric oven, integrated dishwasher, and ample cupboard space. A large sash window brings in natural light and opens onto a terraced garden area. This level also has a separate utility room with washing machine, dryer, fridge, and freezer.

The first floor includes a tiled bathroom with shower over bath, w/c, basin, and mirrored storage. There are also two bedrooms: the front-facing double



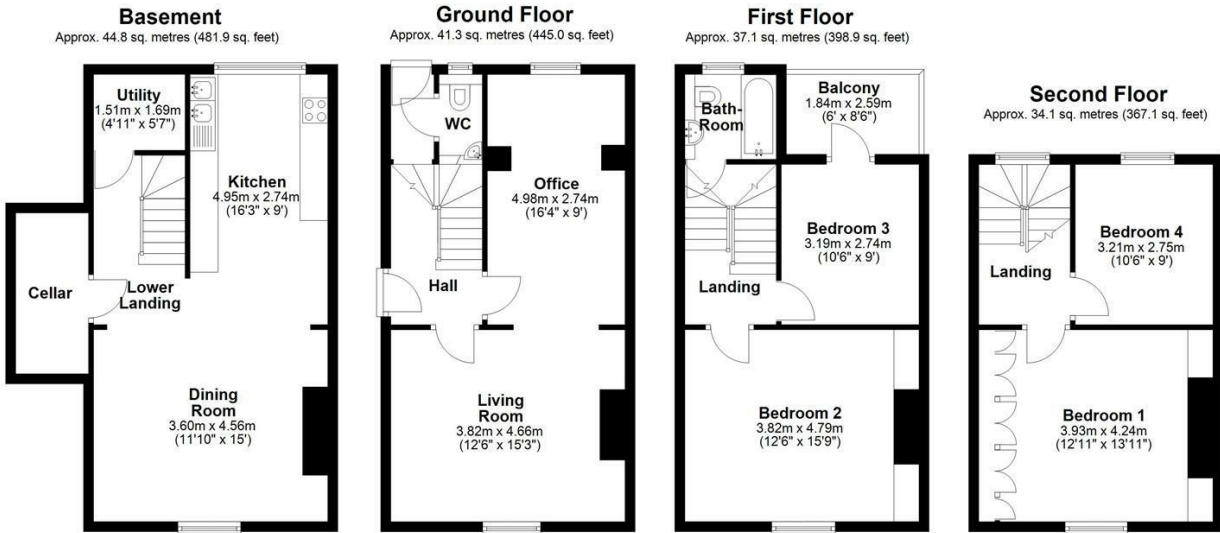


bedroom overlooks Christ's Piece and includes a hand-painted wardrobe, television (if needed), a fireplace flanked by bespoke built-in bookshelves, and original period storage; the second bedroom includes built-in bookshelves, storage, and a unique balcony overlooking the garden and Earl Street, ideal as a single bedroom or study.

The top floor offers two further bedrooms with sweeping city views. The generous front double bedroom has built-in wall-to-wall wardrobes and overlooks Christ's Pieces, while the single bedroom faces Earl Street with views over the historic streetscape.

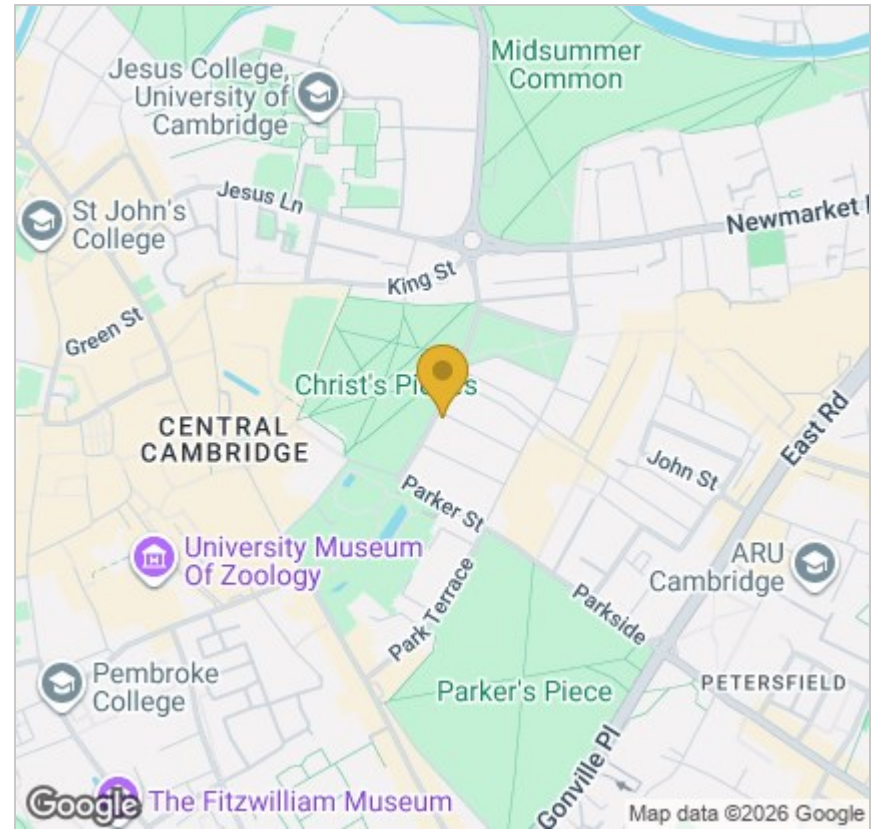
Original hardwood floors, high ceilings, ornate cornices, and period features throughout make this an exceptional and rarely available property.



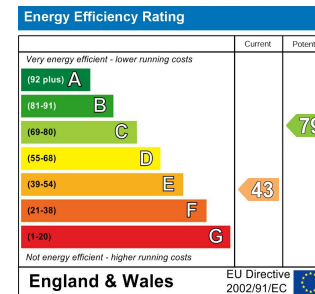


Total area: approx. 157.3 sq. metres (1692.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure:
Council tax band: G

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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