



Gwydir Street, Cambridge  
CB1 2LG



pocock & shaw  
Residential sales, lettings & management

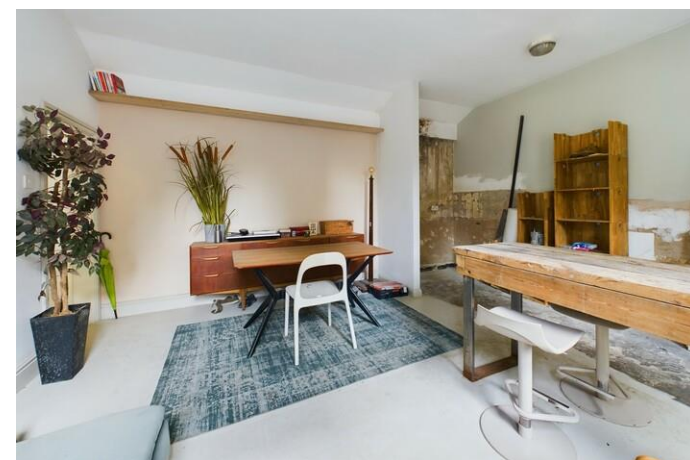
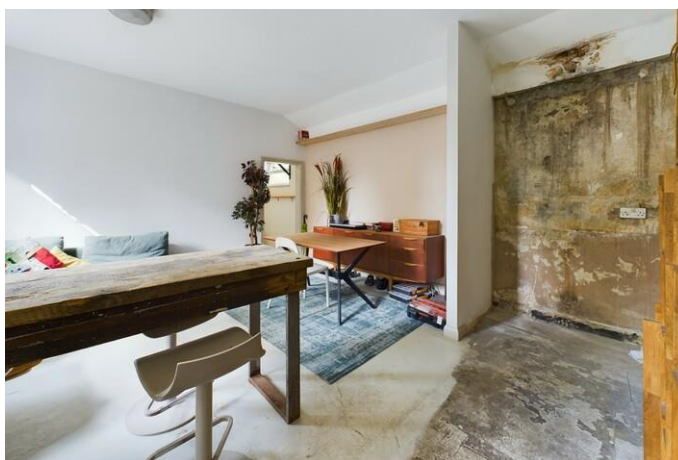


101a Gwydir Street  
Cambridge  
Cambridgeshire  
CB1 2LG

A Victorian single storey studio for refurbishment situated in a highly popular near central street off Mill Road.

- Popular near central location
- Bedsitting room
- Shower/wet room
- Refurbishment required

Offers Around £210,000





Gwydir Street is one of the most popular streets in the near central part of Cambridge. It is situated just over half a mile south east of the city centre off Mill Road and is particularly well placed for access to the city centre, all the facilities along Mill Road, the Grafton shopping centre and the railway station.

101A is a small single storey Victorian studio situated about 8 doors away from the Cambridge Blue public house, behind number 103 and approached via a gated archway between 105 and 103. It is currently in basic condition and requires refurbishment but has the potential of becoming a stylish central city bedsit or pied-à-terre.



**Studio room** 16'3" x 13'11" (4.95 m x 4.24 m) with uPVC entrance door, 2 uPVC sash double glazed windows, kitchen area not constructed but sockets and pipework to create a kitchen area exist. Door to

**Wet room** 7'4" x 6'0" (2.24 m x 1.83 m) with window, wc, wash handbasin, tiling to two walls, fitted full length wall mirror, shower area with drain (no shower fitted).

### Outside

Adjoining communal store for use by the occupiers of this and the four other flats in the group. Note: There are no specific or formal rights with respect to the land at the rear. It is understood that it is currently used on an informal communal basis by the occupiers of 99-103.



**Services** Mains electricity, water and drainage.

**Note** There are no specific or formal rights with respect to the land at the rear. It is used on an informal communal basis by the occupiers of 99-103 as garden and parking.

**Tenure** The property is Leasehold. 107 years from 7 June 2018. Ground rent is £10 per annum.

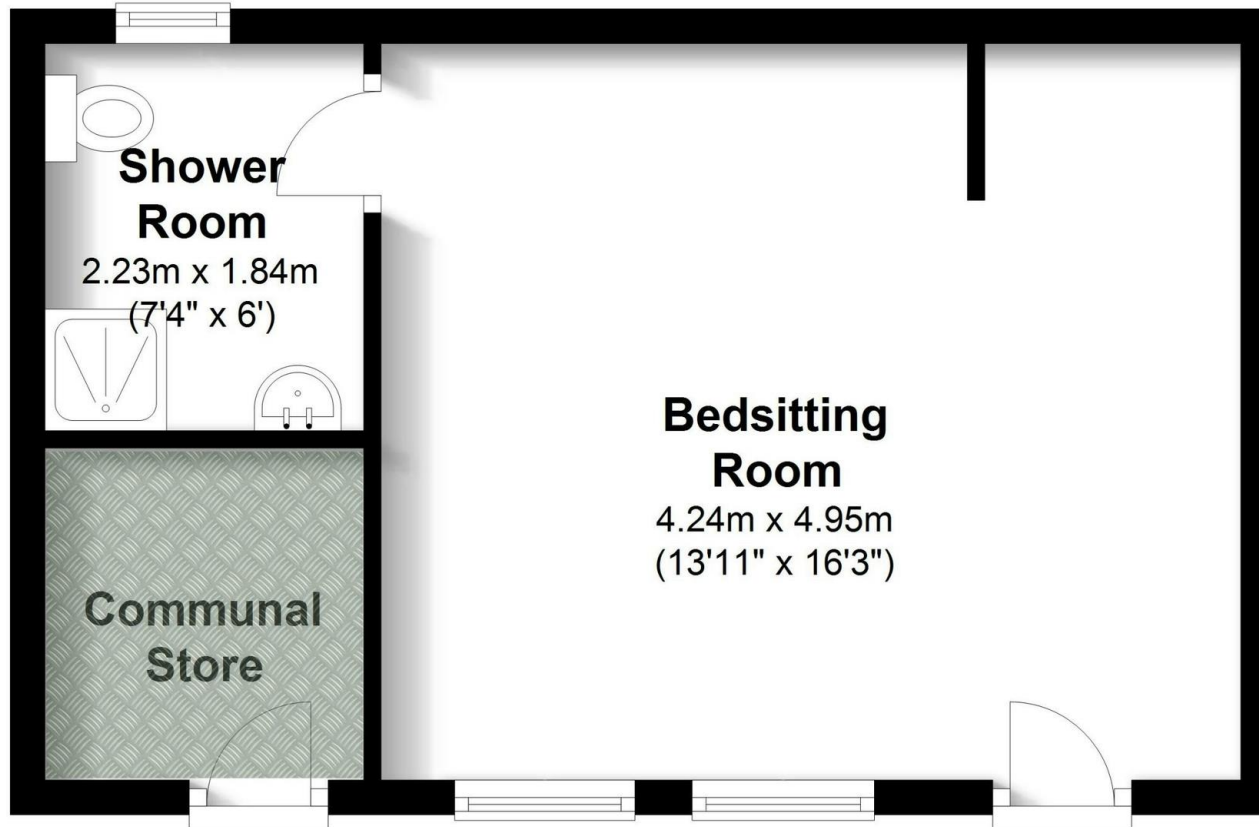
**Council tax** Band A

**Viewing** By arrangement with Pocock & Shaw

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	1	
Not energy efficient - higher running costs			



# Floor Plan



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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