



Gwydir Street, Cambridge  
CB1 2LG

Pocock + Shaw

55 Gwydir Street  
Cambridge  
Cambridgeshire  
CB1 2LG

A charming and well presented 2 bedroom Victorian house located in a highly popular and near-central city location.

- Delightful period property
- Sought after near-central location
- Very well presented
- Two large double bedrooms
- 21'5" sitting/ dining room
- Extended kitchen/ breakfast room
- Ground floor cloakroom
- First floor bathroom
- Double glazing and gas central heating
- Attractive west facing rear garden
- Side access to property
- Garden brick shed with electricity

Guide Price £590,000



This charming Victorian terrace house offers well proportioned accommodation with a 21'5" Sitting/dining Room and an extended light and airy kitchen /breakfast room with cloakroom on the ground floor and two double bedrooms and a bathroom on the first floor. There is also an attractive 62ft (approx) westerly facing rear garden and brick built shed with electricity

Location - Gwydir Street is a highly desirable road lying between Mill Road and Norfolk Street about 0.7 miles from the railway station and 1 mile south of Cambridge City centre (Market Square). There is a good selection of independent and local shops and restaurants on Mill Road whilst other facilities and amenities can be found in the City centre itself. Schooling for all age groups is available locally with both St Matthews Primary School and Parkside College being close by. In addition, residents permit parking is available.

## Ground Floor

**Sitting/ dining room** 21'5" x 11'10" (6.53 m x 3.61 m) with panelled entrance door with fanlight above, timber double glazed sash style window, radiator, feature cast iron fireplace with quarry tiled hearth, built in cupboard, further fireplace recess with brick hearth, shelving, understairs cupboard and pine timber flooring.

**Cloakroom** WC with recessed cistern, wash handbasin, extractor fan, large ceramic floor tiles.

**Kitchen/breakfast room** 12'7" x 11'2" (3.84 m x 3.40 m) with double glazed French doors and timber double glazed style window to garden, high level glazed side skylight providing the room with a light and airy feel, good range of white Shaker style fitted units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, Bosch built in induction hob with stainless steel chimney extractor hood over, built in Bosch electric oven and aperture with Sharp microwave oven, integrated fridge/freezer and AEG dishwasher, recessed ceiling spotlights, shelving, radiator and large ceramic floor tiles.

## First Floor

**Landing** with loft access hatch, doors to

**Bedroom 1** 11'10" x 10'5" (3.61 m x 3.18 m) with timber double glazed sash style window to front, radiator, shelving, feature cast iron fireplace with quarry tiled hearth.

**Bedroom 2** 15'3" x 7'11" (4.65 m x 2.41 m) with timber double glazed sash style window to rear, window to side, wardrobe unit to remain, radiator.

**Bathroom** with timber double glazed sash style window to rear, panelled bath with fully tiled surround, glass shower screen and chrome shower unit over, counter top hand basin, wc with concealed cistern, chrome heated towel rail, recessed ceiling spotlights, extractor fan, large ceramic floor tiles.

## Outside

West facing 62ft rear garden with paved patio area adjacent to the rear of the property offering a high degree of privacy, wrought iron gate to side access for the property (for bin access etc), door to external store housing the Ideal gas combination boiler.

The patio area leads onto a lawn with flower and shrub borders. The garden features well stocked flower beds, multiple rose bushes, and jasmine trees. At the end of the garden there is a brick built shed 12'7 x 10'6, benefiting from electricity, with door and window to front. Outside the shed is a paved area, water butt and compost.

**Services** All mains services

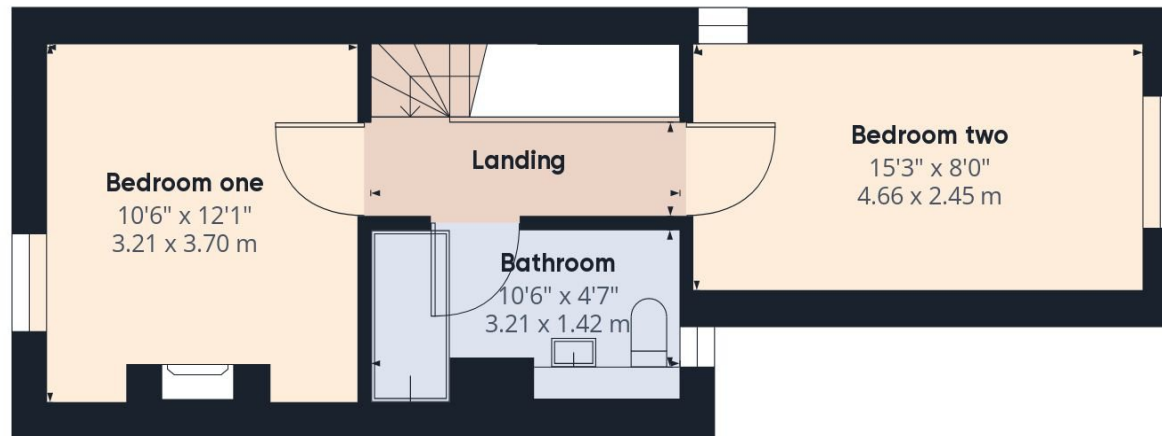
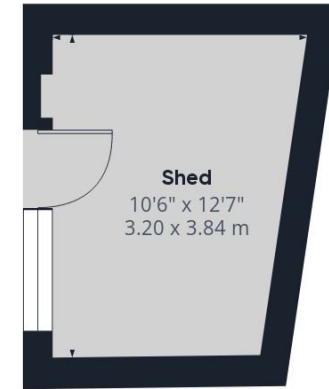
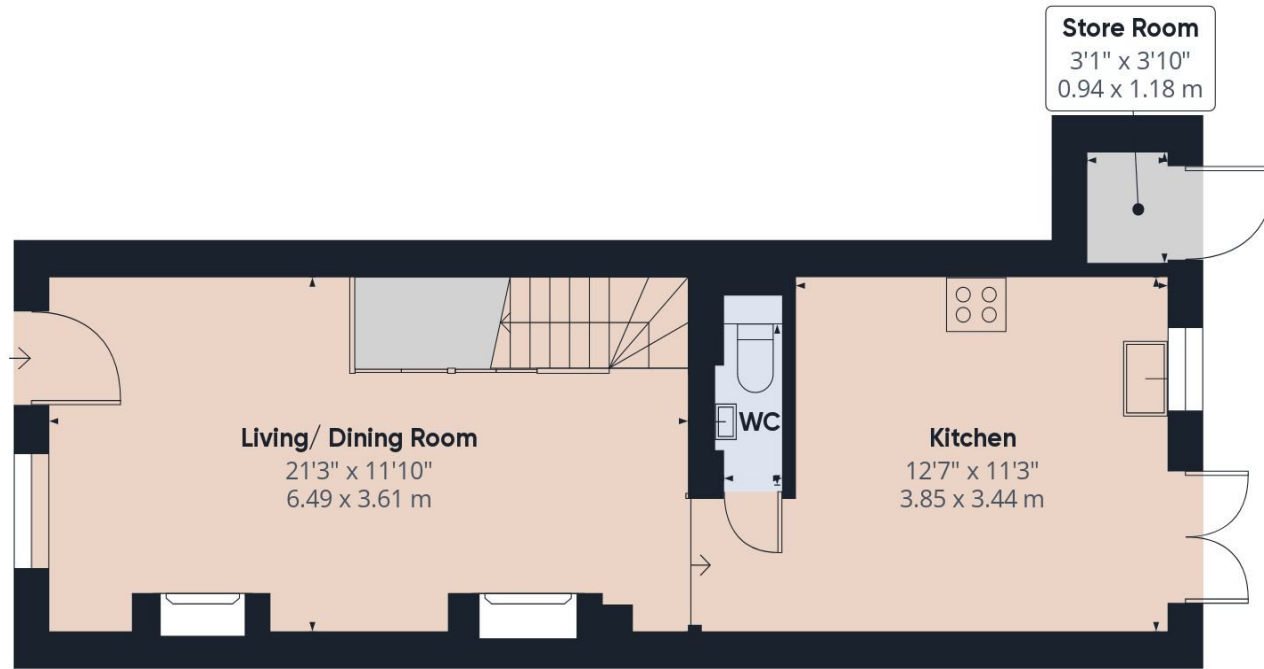
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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

**Pocock + Shaw**