



34a Paradise Street, Cambridge
CB1 1DR

Pocock+Shaw

34a Paradise Street
Cambridge
Cambridgeshire
CB1 1DR

A late Victorian 2 bedroom terraced house situated in this highly sought after area within walking or cycling distance of the city centre and railway station. The property benefits from a south facing courtyard garden and is offered with no onward chain.

- Centrally located town house
- 2 bedrooms
- Offered with no onward chain
- 21' living room
- Double glazed and gas central heating
- Refitted bathroom and kitchen
- South facing courtyard garden

Guide Price £489,500



Paradise Street forms part of a popular and established area known as The Kite which is within walking distance of the City centre and many other facilities offered by the University. There is an excellent range of local shopping in the immediate area with the open spaces of Parker's Piece, Christ's Pieces and Midsummer Common nearby.

Ground Floor

Entrance hall Timber panelled door to front, multi paned glazed door and window to living room, meter cupboard.

Living room With double glazed windows to both front and rear, wall light points, stairs to first floor, through to kitchen.

Kitchen With range of timber fronted wall and base units, extensive working surfaces with inset enamel sink and mixer tap, space for range of appliances including plumbing for washing machine, gas cooker with fitted hood over, space for fridge/freezer, tiled splashback and procelain tiled flooring, double glazed windows to two aspects, glazed door to side, cupboard containing central heating boiler and fitted breakfast bar.

First Floor

Landing With loft hatch to roof space with power and velux roof window, access via a folding ladder.

Bedroom 1 With two double glazed sash windows to front, radiator.

Bedroom 2 with double glazed window to side, radiator.

Bathroom With four piece suite comprising tiled shower enclosure with wall mounted controls and drenching shower head over, folding glazed door, low level WC, vanity wash handbasin with mixer tap, panelled bath with mixer tap, fully tiled, double glazed window to rear, chrome heated towel rail.

Outside Walled and fenced rear garden measuring 20'x 12' paved with flower and shrub beds, southerly facing with rear pedestrian access to Paradise Street.

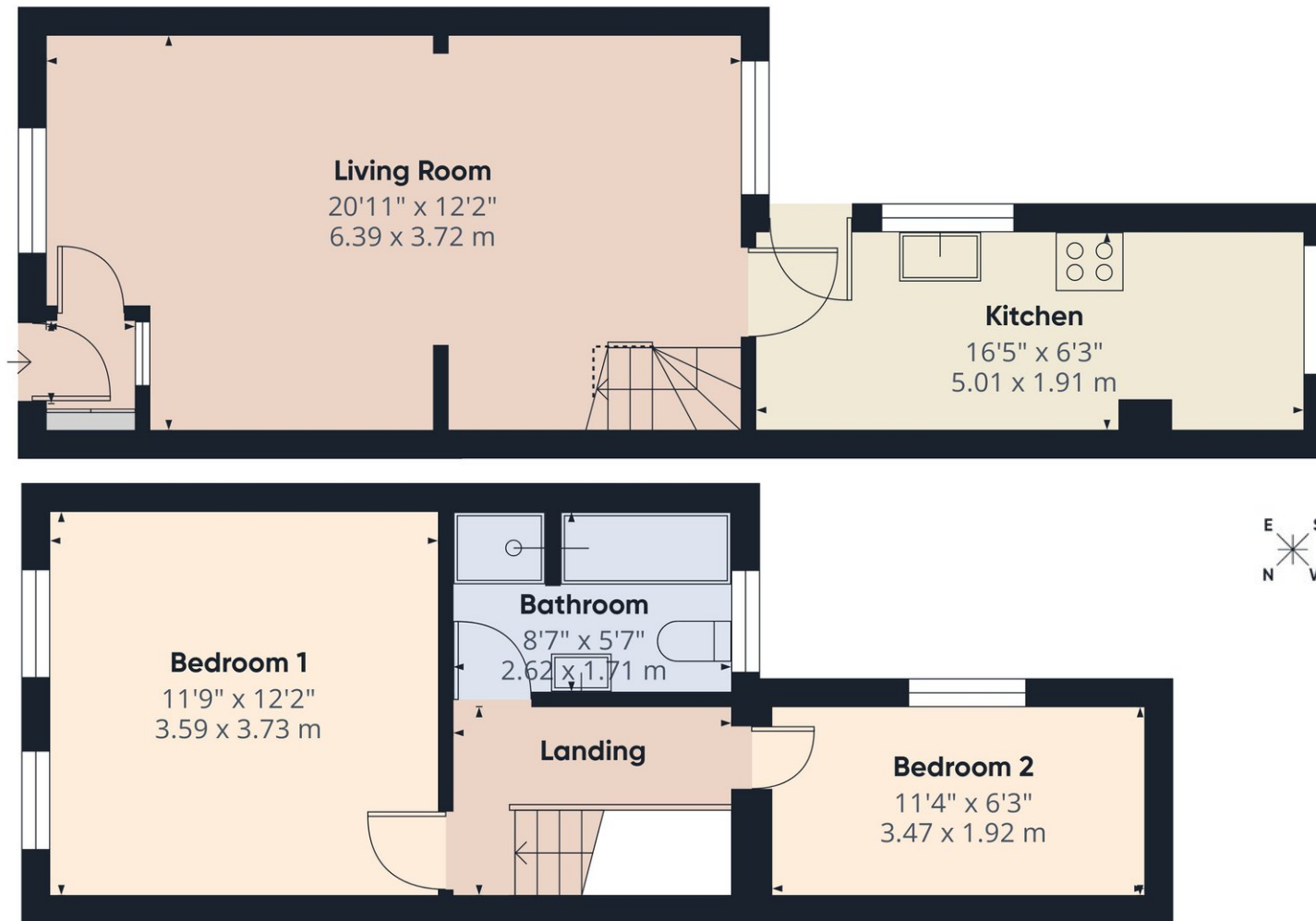
Services All mains services.

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

646 ft²
60.1 m²

Reduced headroom

4 ft²
0.4 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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. (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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