



Sturton Street, Cambridge
CB1 2QF

Pocock+Shaw

194 Sturton Street
Cambridge
Cambridgeshire
CB1 2QF

A bay-fronted semi-detached Edwardian house, situated in one of Cambridge's most favoured residential areas, within striking distance of the city centre, the railway station and Mill Road.

- Attractive semi-detached Edwardian property
- Many appealing features
- Cloakroom
- Spacious Conservatory/Garden room
- Kitchen/Breakfast Room
- Scope to extend/re-model
- Gas central heating
- Delightful enclosed rear garden
- Timber double glazed period style windows
- Useful lean-to store

Guide Price £745,000



Sturton Street is situated on the east side of the city, and within walking distance of the city centre. The property is also conveniently placed for access to the mainline railway station with services to King's Cross and Liverpool Street in about 48 and 72 minutes respectively.

The city provides an attractive combination of ancient and modern building, winding lanes, excellent shopping facilities and the tree lined River Cam. The city has also become a 'high-tech' and 'bio-tech' hub with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus which is planning to be one of the largest centres of health, science and medical research in the world.

This bay-fronted Edwardian property was believed to have been built in 1903. The current owner (who is downsizing) has updated the property during her 20 years or so of ownership (new roof/windows/garden room etc) whilst retaining its intrinsic period character/charm.

In detail, the accommodation comprises;

Ground Floor with timber part glazed door with fanlight over to

Entrance lobby with dado rail, inset brush mat, part glazed door (with stained glass detailing) to

Entrance hallway with coathooks, decorative arch with corbels, stairs to first floor, understairs cupboard, radiator, pine floorboards.

Cloakroom with WC with concealed cistern, part tiled walls, corner wash handbasin, radiator, wall light points, recessed ceiling spotlight, extractor fan, ceramic tiled flooring.

Sitting room 10'11" x 13'0" (3.34 m x 3.95 m) with bay window to front with double glazed timber sash style window, period fireplace, picture rail, two recessed ceiling spotlights, radiator, pine floorboards, folding timber door opening onto

Dining room 11'11" x 11'0" (3.62 m x 3.35 m) with part glazed double doors to glazed lean to conservatory/garden room (see later), picture rail, radiator, two recessed ceiling spotlights, pine floorboards.

Garden room/conservatory 18'10" x 10'10" (5.73 m x 3.30 m) spacious room with mono pitch timber fronted glass roof, recessed shelving, part glazed door and windows to rear garden, ceiling fan, door to front, water tap, lighting, power points, ceramic tiled flooring.

Kitchen/breakfast room 19'0" x 10'1" (5.80 m x 3.08 m) with window to side and window to rear with views to the garden, good range of fitted wall and base units with timber edged roll top work surfaces and tiled splashbacks, space for gas cooker with extractor hood over, space for fridge/freezer and dishwasher, kickspace floor heater, double bowl stainless steel sink unit and drainer, ceramic tiled flooring, radiator, downlighting to breakfast area, part glazed double doors to garden room.

First Floor

Landing spacious landing with loft access hatch, built in shelved cupboard, radiator, further deep built in cupboard with lighting and wall mounted Glow Worm gas central heating boiler, ceiling light, further loft access hatch with pull down ladder to part boarded loft space, pine floorboards.

Bathroom with window to side, part tiled walls, panelled bath with mixer taps and shower attachment, wash handbasin with recess timber shelf, wc with concealed cistern, radiator, extractor fan.

Bedroom 1 13'11" x 9'9" (4.24 m x 2.98 m) with bay window to front with double glazed timber sash style windows, cornice, picture rail, radiator, built in wardrobe to part of one wall, pine floorboards. This room and shower room were originally one room and could easily be returned to one room.

Bedroom 2 11'11" x 9'6" (3.63 m x 2.90 m) with timber double glazed sash window to rear, picture rail, two sets



of built in wardrobe cupboards to one wall, radiator, pine floorboards.

Bedroom 3 9'8" x 8'9" (2.94 m x 2.66 m) with double glazed window to rear and side, radiator.

Shower/Utility room 6'9" x 5'6" (2.06 m x 1.67 m) with timber double glazed sash style windows to front, cornice, part tiled walls, fully enclosed and tiled shower cubicle with Aqualisa shower unit, plumbing for washing machine.

Outside with gravelled front garden area, attractive planting with retaining wall and screening plants, two gates, tiled path to front door. Delightful mature rear garden 9m x 7m with paved patio area adjacent to the rear of the house leading onto a lawn, triangular shaped wildlife pond, well stocked flower and shrub borders, brick wall borders on two boundaries and timber fence to the third, rear access gate, flowering cherry tree, outside light, tap and power points. A door from the conservatory/garden room leads onto a small enclosed paved area with timber lean to 3.55m x 2.06m with timber doors to front and rear, velux window.

Services All mains services.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





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Approximate total area¹

1301 ft²
120.8 m²



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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