Emery Street, Cambridge
CB1 2AX

Pocock + Shaw

11 Emery Street
Cambridge
Cambridgeshire
CB1 2AX

A fabulous opportunity to acquire this well proportioned two double bedroom bay fronted Victorian terraced home with tremendous potential, situated in this highly sought after central cul de sac, just a short walk from the city centre and train station. This outstanding property retains numerous period features and is offered without an onward chain.

- Superb city centre location
- East facing mature walled garden
- Offered without a chain
- Gas central heating
- Numerous period features
- Superb potential

Offers Over £595,000

Emery Street is conveniently located just off Mill Road, approximately half a mile from the train station. Mill road offers an eclectic mix of independent shops cafes and restaurants along with a wide selection of amenities. The city centre and many University departments are easily accessed by foot or bicycle and the location, being on the city side of Mill Road Bridge, places the house in the catchment area for St Matthews Primary School and Parkside secondary.

Entrance hall With double glazed door to front, exposed floorboards, radiator, plaster cornicing, archway and decorative corbels, stairs to first floor.

Sitting room With double glazed bay window to front, exposed floorboards, radiator, tiled fireplace with marble mantle and surround, plaster cornicing and ceiling rose.

Dining room With double glazed window to rear, tiled fireplace with alcove storage to each side, radiator.

Kitchen/breakfast room With double glazed windows to side and rear, double glazed door to side, range of bespoke units with tiled working surfaces and inset twin bowl sink unit and mixer tap, fitted induction hob with cooker hood over, radiator and understairs storage.

First floor

Split level landing With exposed floorboards and doors to:

Bedroom 1 With two double glazed windows to front, cast iron fireplace with wooden mantle and surround, recessed cupboard, full width range of wardrobes to one wall, radiator, exposed floorboards.

Bedroom 2 With double glazed window to rear, exposed floorboards, former fireplace with recessed cupboard to one side, radiator, loft access, range of fitted shelving.

Bathroom With fitted white suite comprising low level wc, pedestal wash handbasin, glazed shower enclosure with wall mounted controls, radiator, double glazed window to rear, range of fitted storage to one wall, cupboard containing Worcester central heating boiler.

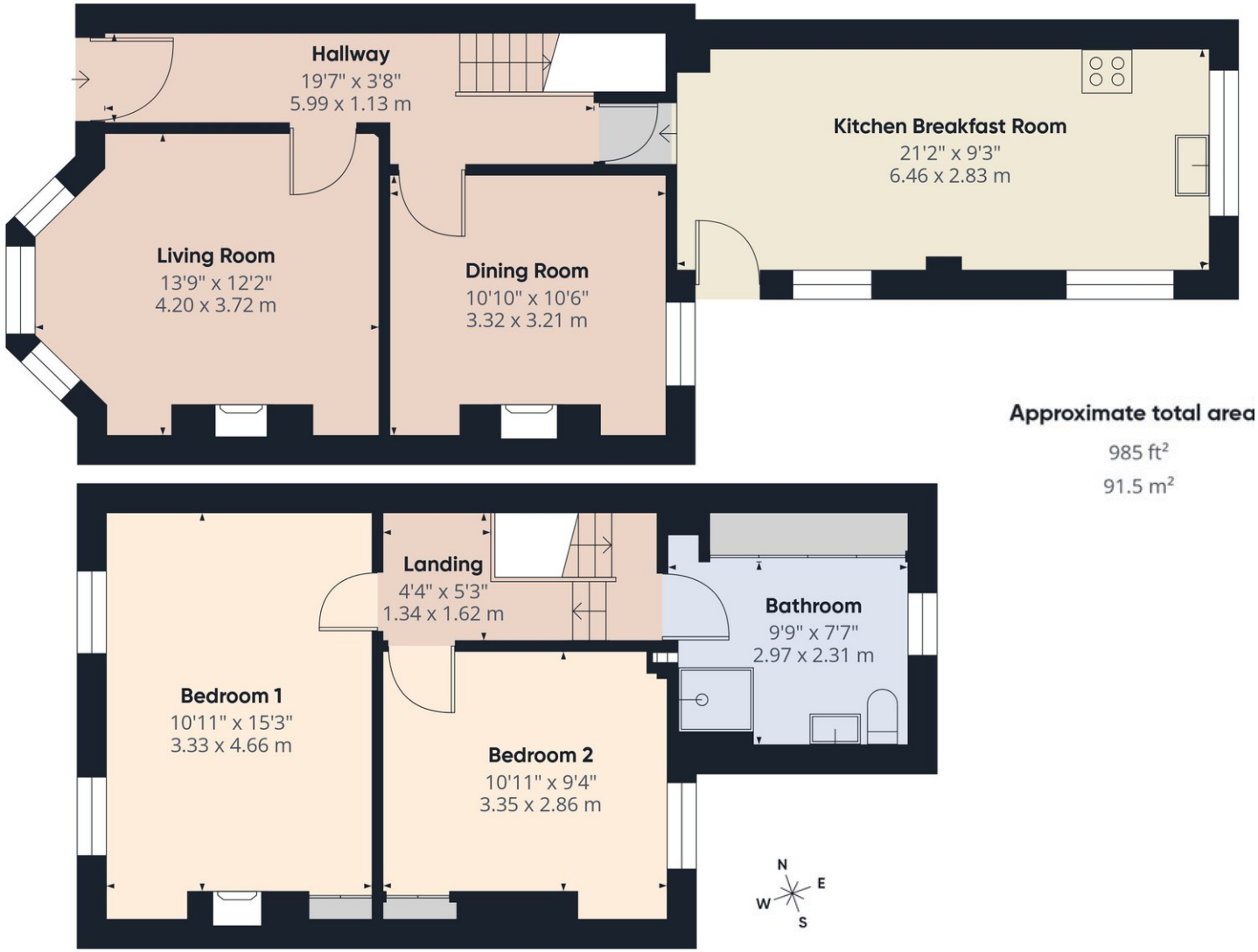
Outside To the front of the property is a small walled garden with pathway to front door. To the rear of the property is an attractive walled city garden extending to approximately 30ft plus a wide side return. There is a wide selection of established shrubs and plants and the garden is mainly paved and features raised flower beds. There is an outside tap and a large timber shed measuring 15'3 x 7'3 with power and light and door to rear pedestrian alleyway.

Services All mains services.

Tenure The property is Freehold

Council Tax Band E

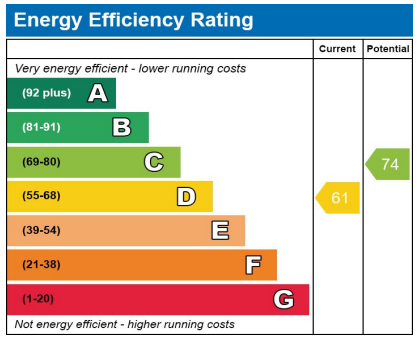
Viewing By Arrangement with Pocock + Shaw



Approximate total area

985 ft²

91.5 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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