



60 SEDGWICK STREET, CAMBRIDGE, CB1 3AL

- Cambridge City Centre – approx. 1 mile
- Cambridge Railway Station – approx. 0.5 miles

Sitting room • Open-plan living & dining room • Kitchen
• Utility room • 4 Bedrooms • 2 Bathrooms • Large
south-facing garden with side access • Large detached
double garage • EPC rating D

DESCRIPTION

No 60 Sedgwick Street, formerly two properties, was converted by the current owners into one well-presented and spacious period home in one of the city's most sought-after locations. It occupies a prominent corner position which gives the house good levels of natural light and provides the garden with a nice degree of privacy.

The ground floor is hugely flexible with two versatile reception rooms, one opening to the garden, a fitted kitchen with additional storage/larder space, and a large utility room.

On the first floor, and accessed via two staircases, are the four bedrooms and two bath/shower rooms.

OUTSIDE

The property has excellent outside space with a good-size south-facing garden with patio and side access to St Philip's Road. An unrivalled advantage of the house is the detached double garage which offers the much-prized benefit of private parking for two cars.

HIGHLY INDIVIDUAL FOUR BEDROOM END OF TERRACE VICTORIAN CITY HOME WITH DOUBLE GARAGE WITHIN WALKING DISTANCE OF THE CITY CENTRE AND RAILWAY STATION.



LOCATION

Sedgwick Street is located in the hugely popular Romsey Town area of the city, situated just over the Mill Road bridge. It is situated just off Mill Road which has become increasingly sought-after in terms of its varied amenities including restaurants from all cultures, convenience stores and supermarkets along with cafes and public houses. The city centre is just a short walk away as well as the open spaces of Midsummer Common and the railway station offering a direct rail service into London. It is also very well located for Addenbrooke's Hospital.

ADDITIONAL INFORMATION

Tenure: Freehold

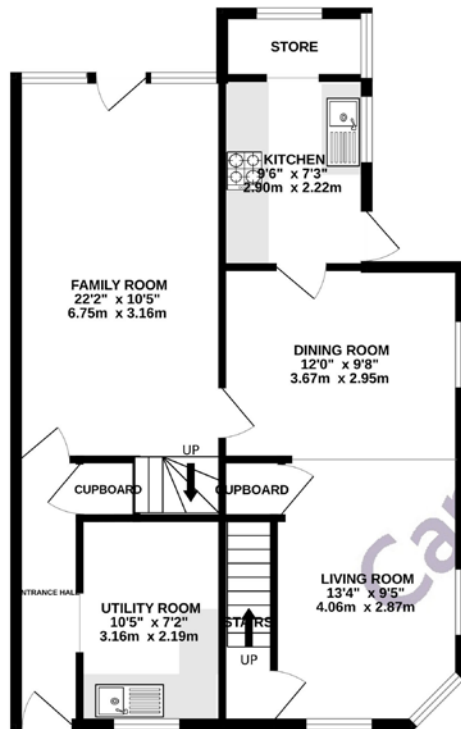
Services: All mains services are connected

Local Authority: Cambridge City Council

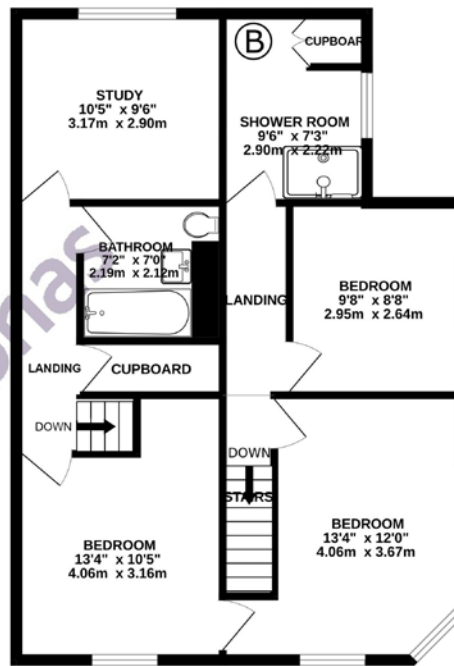
Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



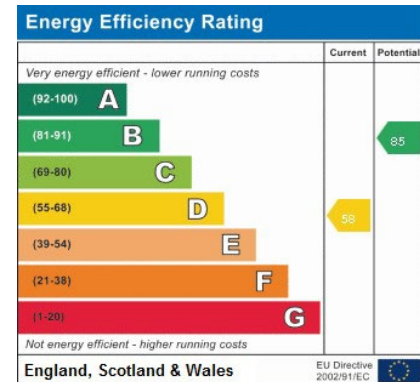
1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



60 SEDGWICK STREET

TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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