



GRANTCHESTER STREET
Cambridge

Carter Jonas

GRANTCHESTER STREET, NEWNHAM, CAMBRIDGE, CB3 9HY

- Cambridge City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 1.5 miles
- M11 (Junction 12 N&S) - approx. 1.5 miles

Open-plan sitting room • High quality kitchen/
breakfast/diner • Cloakroom • 3 Double bedrooms •
Superb bathroom • Residents' parking • EPC rating C

DESCRIPTION

21 Grantchester Street is one of those exceptional houses that is rarely seen coming to the market. Formerly the local post office and having been in the same family for three generations, the property has undergone the most superb programme of renovation and extension. The attention to detail throughout is unrivalled with all the comforts and style of modern living yet retaining the character and appeal of the house's Victorian origin.

On the ground floor is an open-plan sitting room leading through to the beautiful kitchen with ample space for a large dining table with a skylight above. There is also a cloakroom with utility space.

On the first floor are two double bedrooms and the most fantastic bathroom with walk-in shower and roll-top bath. A third double bedroom has been created on the second floor with delightful roof-top views. There are double glazed sash windows throughout, bespoke lighting and cabinetry, period features such as cornicing, dado and picture rails, and underfloor heating in the kitchen/diner.

A TRULY STUNNING AND BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED CITY HOME IN ONE OF THE CITY'S MOST DESIRABLE RESIDENTIAL LOCATIONS.







GRANTCHESTER STREET POST OFFICE

OUTSIDE

Of similar style and appeal, is the lovely courtyard garden accessed via bi-fold doors from the kitchen/diner. Offering good levels of seclusion, there is ample space for al-fresco dining and entertaining along with a useful private and secure rear access, ideal for bins and bicycles. The property also benefits from residents' on-street parking.

LOCATION

Grantchester Street is situated in Newnham, one of the most popular residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, post office, pharmacy, public house and butchers. For schooling, there is an excellent primary area in the immediate vicinity with further primary and secondary options in the area. The well renowned Hills Road Sixth Form College is within easy cycling distance. The city centre, colleges and various University department can be reached by foot or bicycle along with wonderful riverside walks along The Backs and Grantchester Meadows. For those needed to the commute, there is easy access to the mainline railway station and Junction 12 of the M11.

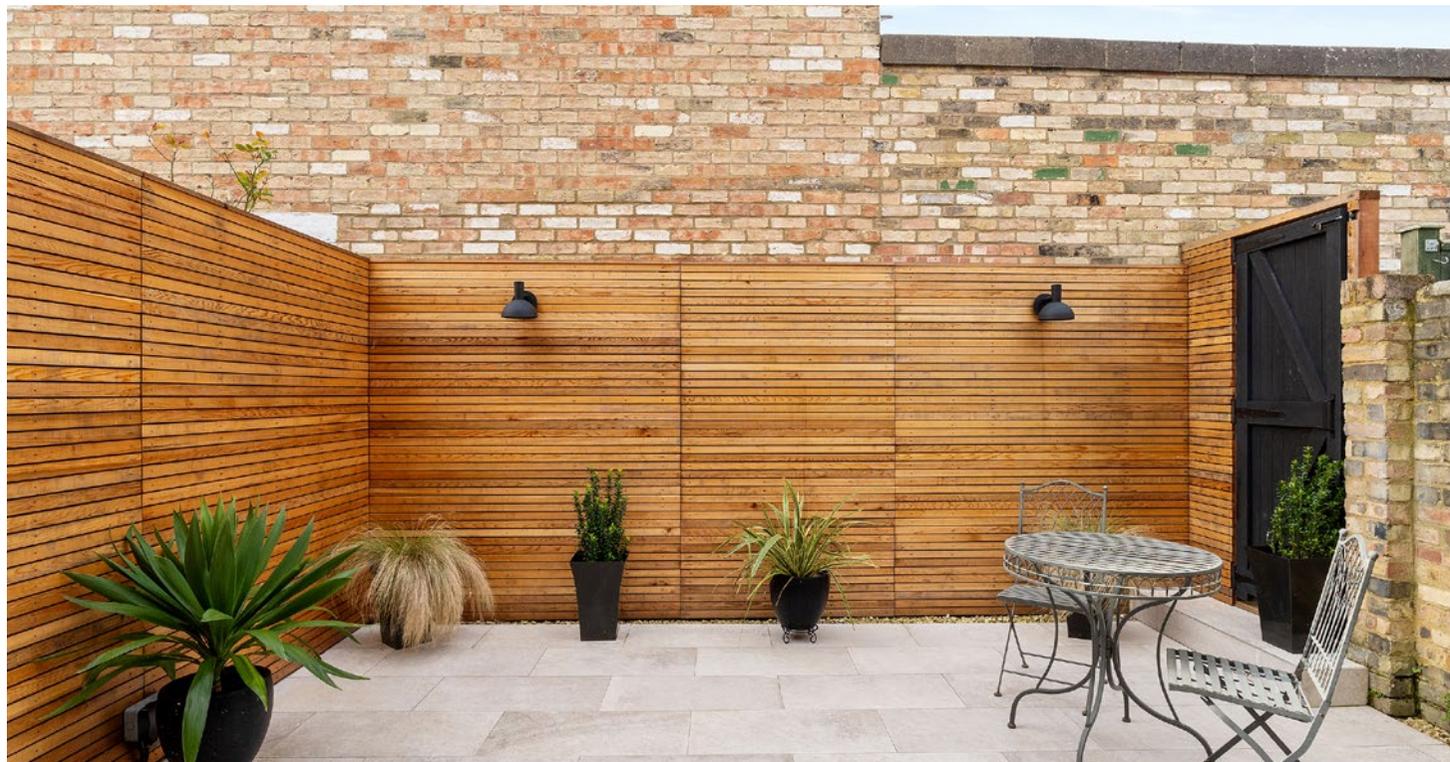
ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

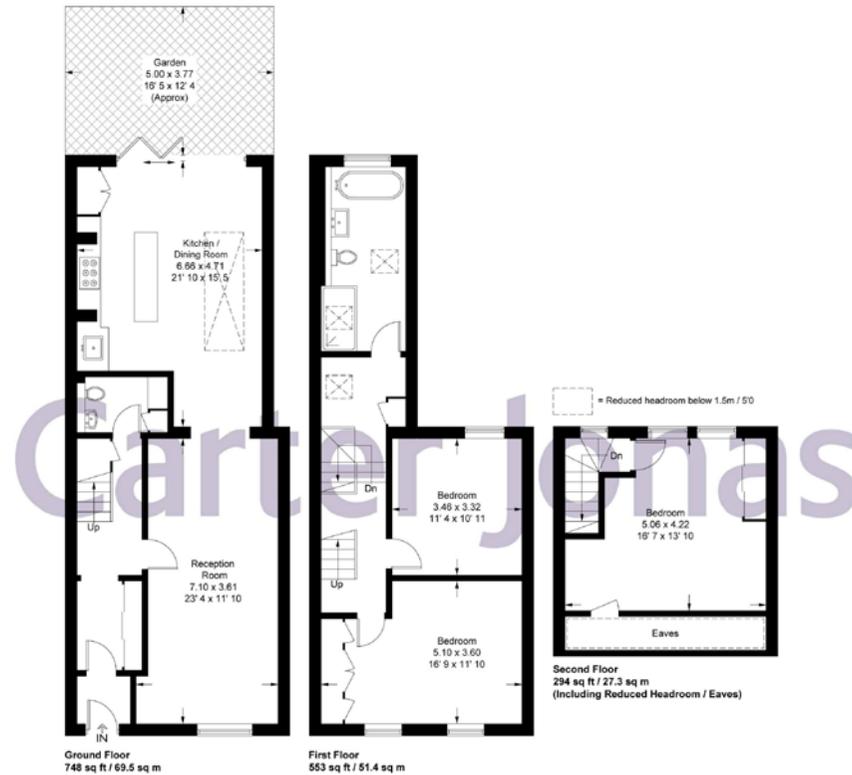
Local Authority: Cambridge City Council

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



Granchester Street

Approximate Gross Internal Area = 1555 sq ft / 144.5 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 40 sq ft / 3.7 sq m
 Total = 1595 sq ft / 148.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 76 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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