



ALBERT STREET
Cambridge

Carter Jonas

ALBERT STREET, CAMBRIDGE, CB4 3BE

- Anglia Ruskin University - approx. 1.1 miles
- City Centre - approx. 0.7 miles
- Cambridge Central & Cambridge North Train Stations - approx. 1.9 miles

Central City location • 2 Double bedrooms • No onward chain • EPC rating D

DESCRIPTION

Upon entering, you are greeted by a welcoming living area flooded with natural light from the front-facing windows, creating an inviting atmosphere enhanced by the featured fireplace, promising cozy evenings by the hearth.

The adjacent kitchen and dining space seamlessly flows from the living area, boasting a stylish array of matching wall and base units that exude contemporary charm. Here, culinary aspirations come to life with the aid of integrated appliances, including a sink with a mixer tap, a four-ring electric hob, oven, dishwasher, fridge, and freezer.

Following from the kitchen to the rear porch, you will find a tucked-away cupboard housing the boiler and plumbing for a washing machine, conveniently located near the downstairs bathroom. This well-appointed retreat at the rear of the property features a shower cubicle, low-level WC, washing basin with mixer tap, tiled splashback, and a heated towel rail.

Ascending the spiral staircase to the first floor, you will find the main bedroom adorned with front-facing windows, built-in wardrobes offering ample storage, and wooden flooring. Next door, the second bedroom provides two windows for abundance of natural light, and wooden flooring.

A CHARMING TWO-BEDROOM END OF TERRACE PROPERTY NESTLED IN THE HEART OF CAMBRIDGE, OFFERING CONVENIENT ACCESS TO THE BUSTLING GRAFTON CENTRE AND A PLETHORA OF AMENITIES.



OUTSIDE

The enclosed garden invites you to unwind in privacy, with wooden fence panels and a brick wall ensuring seclusion. Raised beddings with herbaceous borders add a touch of nature's beauty, while the outbuilding at the rear provides convenient storage solutions.

LOCATION

Albert Street is perfectly located for those wanting to be within walking distance of the City but also to enjoy the beautiful green spaces on offer at Jesus Green. It is within a conservation, residential area, with a selection of public houses and restaurants within close proximity. A short walk and you can be at The Grand Arcade, the city's main shopping centre, the historic colleges, The Grafton Centre, and Fitzroy Street with a variety of shops.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services connected

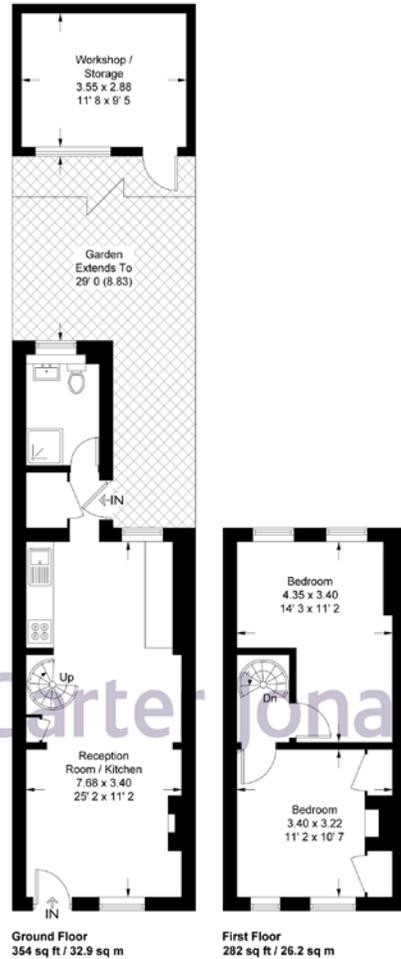
Local Authority: Cambridge City Council

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



Albert Street

Approximate Gross Internal Area = 636 sq ft / 59.1 sq m
 Workshop / Storage = 112 sq ft / 10.4 sq m
 Total = 748 sq ft / 69.5 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		88
(69-80)	C		
(55-68)	D	58	
(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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