



**GRANTCHESTER STREET**  
Newnham

**Carter Jonas**

## GRANTCHESTER STREET, NEWHAM, 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 reception room • Striking & spacious kitchen/breakfast room/diner • Utility & separate cloakroom • 4 Bedrooms • 2 Bath/shower rooms • Residents' parking • No onward chain • EPC rating D

### DESCRIPTION

25 Grantchester Street is an impressive Victorian three storey home with exceptional frontage and kerb appeal. This substantial home with well-laid out accommodation extending to over 1540sqft is an attractive blend of a high-quality, modern finish balanced with delightful period features including cast iron fireplaces, panelled doors, exposed floorboards and sash windows.

The ground floor is completely open plan with a spacious sitting room, with working open fire, leading through the vaulted dining space and kitchen. Perfect for everyday family living and entertaining, the appeal of this area is immediately evident when entering the house. The kitchen has an excellent range of wall and base units with integrated appliances. There is also a utility room and separate cloakroom along with a large cupboard/drying room.

On both of the upper floors are two bedrooms and a bath/shower room. The bedrooms to the front of house are unusually spacious and bright spanning the whole width of the house, both having fireplaces and the principal bedroom an excellent range of fitted cupboards, wardrobes and drawers. A viewing of this superb property is highly recommended and is being offered with no onward chain.

## HUGELY APPEALING AND BEAUTIFULLY PRESENTED FOUR-BEDROOM TERRACED PERIOD HOME IN ONE OF THE CITY'S MOST DESIRABLE RESIDENTIAL LOCATIONS.



## OUTSIDE

The house is set just back from the road, fronted by a low brick wall enclosing an area for pot plants etc. A pretty quarry-tiled path leading to the front door. To the rear of the house, is a lovely walled courtyard garden accessed via wide glazed doors from the kitchen/diner. Offering good levels of seclusion, there is ample space for al-fresco dining etc along with a useful private and secure rear access, ideal for bins and bicycles and easy access to Derby Street and its amenities. The property also benefits from residents' on-street parking.

## LOCATION

Grantchester Street is situated in Newnham, one of the most sought after residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, delicatessen, post office, patisserie/bakery, 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. Fully boarded and insulated loft.

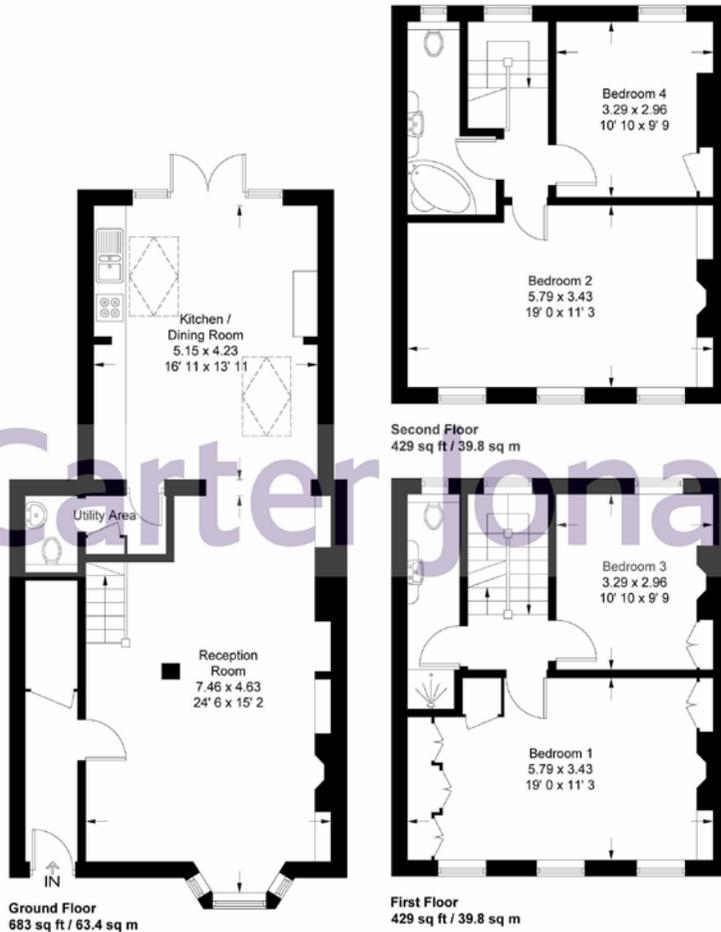
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
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# Grantchester Street

Approximate Gross Internal Area = 1541 sq ft / 143 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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