



Great Eastern Street, Cambridge  
CB1 3AD

Pocock+Shaw

4 Great Eastern Street  
Cambridge  
Cambridgeshire  
CB1 3AD

A stunning mid terrace Victorian city home of immense charm and character situated in a charming no-through road just off the bustling Mill Road. The light filled property features a beautiful rear garden with pedestrian access and timber garden summerhouse and offers easy access to an extensive array of local amenities, city centre and train station

- Beautifully presented
- Two bedrooms
- Open plan living/dining room
- Fitted kitchen
- Tradition features throughout
- Large refitted four piece bathroom
- South easterly facing rear garden and courtyard
- Close to wide array of amenities

Offers Around £475,000



This wonderful property offers well presented and light-filled accommodation arranged over two floors featuring an open plan living dining room and fitted kitchen, providing direct access to an attractive cobbled courtyard and access to the leafy south easterly facing garden. Upstairs are two bedrooms and a large refitted four piece bathroom.

The property is a short walk from the vibrant Mill Road, with its eclectic range of shops and restaurants, and a short walk from the railway station and the city centre

Ground Floor

**Living Room** Impressive double length room with stripped wooden floorboards, double glazed windows to front and rear, freestanding wood burning stove with mantle over and slate hearth, alcove shelving, period cast iron fireplace, two radiators, understairs storage cupboard, stairs to first floor, glazed door to kitchen.

**Kitchen** With range of fitted wall and base units, work top with circular sink and mixer tap, glazed door to rear, double glazed window to side, velux roof light, tiled splashback and flooring, space for fridge/freezer and electric point with space for cooker, plumbing for washing machine and dishwasher, wall mounted central heating boiler.

First Floor

**Landing** With loft access to roof space, radiator, stripped wooden floorboards.

**Bedroom 1** With stripped wooden floorboards, double glazed window to front, radiator, two full height double wardrobes, fitted shelving.

**Bedroom 2** With stripped wooden floorboards, radiator, double glazed window to rear.

**Bathroom** A refitted suite comprising freestanding roll topped bath, low level WC, vanity wash handbasin, double glazed window to side, large glazed shower enclosure with wall mounted controls, attractive tiling, heated towel rail.

**Outside** Commencing with a attractive cobbled courtyard with side return, gated rear access (over which number 2 has a right of way), cobbled pathway through to a secluded rear garden extending to 62ft enclosed with attractive brick wall and panelled fencing and featuring a range of mature trees, inset pond and gravelled seating area. The detached timber shed measures 9'8 x 7'6 and benefits from power and light along with glazed double doors with the use of the garden.

**Services** All mains services

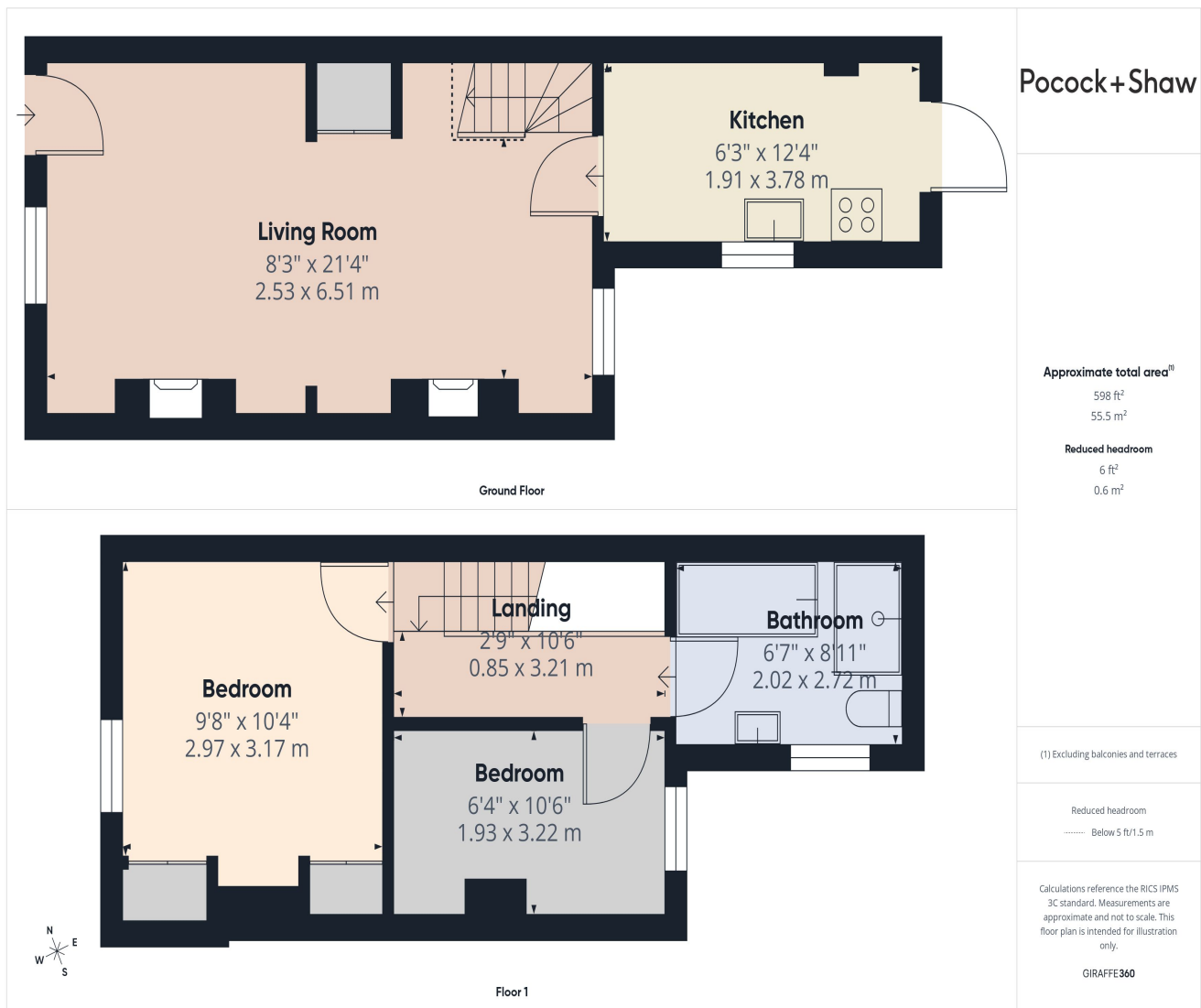
**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



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