



**55 WARKWORTH TERRACE**  
Cambridge

**Carter Jonas**

## 55 WARKWORTH TERRACE, CAMBRIDGE, CB1 1EE

- Parkers Piece - approx. 0.1 mile
- Cambridge Railway Station - approx. 0.8 miles

5 Bedrooms • 2 Bathrooms • Separate cloakroom •  
Large kitchen • Private garden • Central location • EPC  
rating D

### DESCRIPTION

The property offers incredibly spacious accommodation throughout and has been well-maintained by the current owners. The 2 lower floors provide generous living accommodation including a large open-plan kitchen and dining area, separate bay fronted sitting room and a large family / dining room.

Arranged over the upper two storeys, there are five bedrooms and a family bathroom. In addition to the principal bathroom, there is a separate cloakroom on the ground floor and a further shower room on the lower ground floor.

### OUTSIDE

The property is set back from the road behind decorative iron railings with steps down to the lower ground floor and steps up to the front door. The rear garden is predominantly laid to lawn and is bordered with a variety of shrubs and trees.

**IMPOSING PERIOD TOWN HOUSE, SITUATED IN A PARTICULARLY CENTRAL LOCATION, ADJACENT TO PARKERS PIECE.**



## LOCATION

The location is convenient for anyone requiring frequent access to the Railway Station, which has direct links to London, and the Historic City Centre. A range of amenities are located within walking/cycling distance, including the Grafton Centre which caters for all day-to-day needs and the Grand Arcade.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services connected

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment only with the selling agent Carter Jonas 01223 403330





Total area: approx. 201.4 sq. metres (2167.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(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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