



ELM STREET
Cambridge

Carter Jonas

ELM STREET, CAMBRIDGE, CB1 1EJ

- Market Square - approx. 0.5 miles
- Cambridge Train Station - approx. 1.1 miles
- Addenbrookes Hospital - approx. 2.5 miles

Charming Victorian home • Fantastic location in the heart of the City • Courtyard garden • Off-street parking • EPC rating D

DESCRIPTION

The property features a generously sized living room, a separate dining area perfect for entertaining, and a well-appointed fitted kitchen equipped with a washing machine, fridge-freezer, oven, and hob.

Upstairs, the principal bedroom benefits from built-in wardrobes, offering ample storage, alongside a further spacious double bedroom. The family bathroom includes a shower over the bath, providing both practicality and comfort.

Though modest in size, this home is full of charm and character. The layout makes the most of every square foot which makes the space feel both cosy yet functional. High ceilings, large windows, and period features lend a sense of elegance - perfect for those who appreciate quality over quantity.

OUTSIDE

To the front of the property is a shingle driveway providing off road parking for a single vehicle. The rear garden has been predominantly paved for ease of maintenance and there is a secure gated rear access.

A BEAUTIFULLY PRESENTED END-OF-TERRACE VICTORIAN COTTAGE, SUPERBLY SITUATED IN THE HIGHLY SOUGHT-AFTER KITE AREA OF CAMBRIDGE. JUST A SHORT WALK FROM THE CITY CENTRE, THIS DELIGHTFUL HOME IS FULL OF CHARM IN AN EXCEPTIONAL LOCATION.



LOCATION

Elm Street is perfectly located for those wanting to be in the centre of the City but also to enjoy the beautiful green spaces on offer at both Parker's Piece and Christ's Pieces. It is within a conservation, residential area with a selection of public houses and restaurants in close proximity. A short walk and you can be at The Grand Arcade the city's main shopping centre and the historic colleges. The Grafton Centre and Fitzroy Street with a variety of shops including a small Waitrose is also a 5 minute walk away.

This charming property is ideal for professionals or a small family looking to enjoy all that central Cambridge has to offer.

ADDITIONAL INFORMATION

Tenure: Freehold

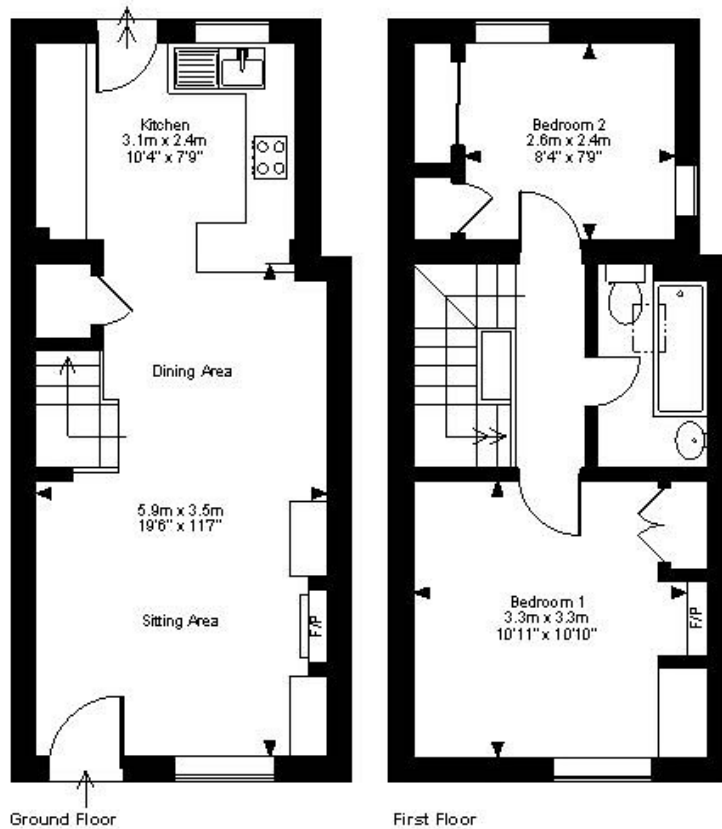
Services: Mains gas, electricity, water and drainage

Local Authority: Cambridge City Council

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



Elm Street, Cambridge
Approximate Gross Internal Area
632 Sq Ft/59 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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