



Five bed Victorian end of terrace house

39 Mawson Road Cambridge CB1 2DZ

Freehold



Central location • Excellent opportunity for modernisation • Well-proportioned reception rooms • Usable cellar • No upward chain

Local information

• Cambridge railway station 0.4 of a mile with services to London from approx. 48 minutes.

• Everyday shopping facilities along Mill Road including Sainsbury's and Tom's Cakes. Comprehensive shopping in the city centre including daily market and Grand Arcade as well as restaurants, bars and pubs close by.

• Wide range of cultural, recreational and sports amenities in Cambridge.

• Schools for all age groups in Cambridge in state and independent sectors.

About this property

39 Mawson Road is an end of terrace Victorian property and a former corner shop which could benefit from a refurbishment programme although it has the benefit of having been recently re-roofed.

Located in a central city location the property could be an ideal rental investment or with sympathetic modernisation would make an attractive home or potentially reconfigured in to two separate apartments with their own entrances.

The property has three well-proportioned reception rooms (with the room at the front currently arranged as a bedroom) on the ground floor with a simple kitchen and shower room to the rear.

One the first floor there are four bedrooms, one en suite and a further bedroom on the second floor.

There is also a well-proportioned cellar measuring over 160 square foot with adequate head height which, again with some refurbishment, could be used as further living accommodation.

Outside there is a small courtyard with space for bins and bicycles.

Tenure

Freehold

Local Authority

Cambridge City Council

EPC rating = D

Viewing

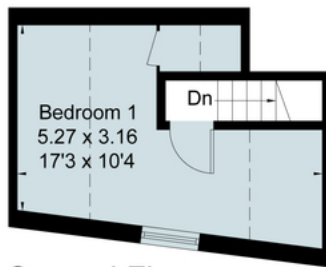
Strictly by appointment with Savills



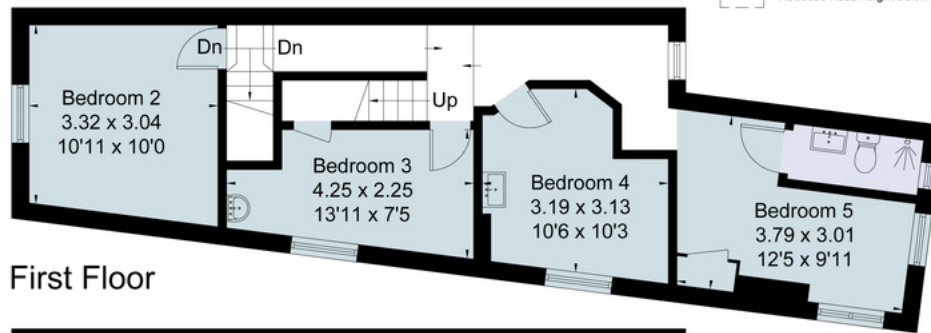


Approximate Area = 128.6 sq m / 1384 sq ft
 Cellar = 15.4 sq m / 166 sq ft
 Total = 144.0 sq m / 1550 sq ft
 Including Limited Use Area (7.1 sq m / 76 sq ft)
 For identification only. Not to scale.

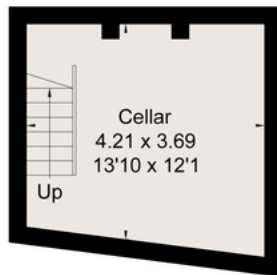
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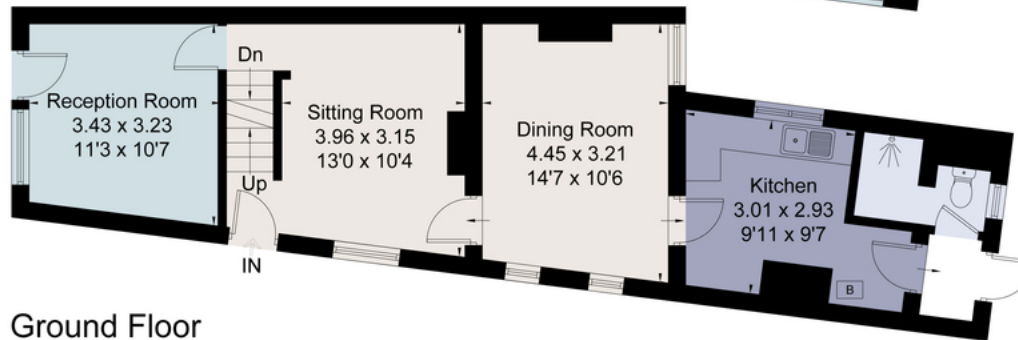
Second Floor



First Floor

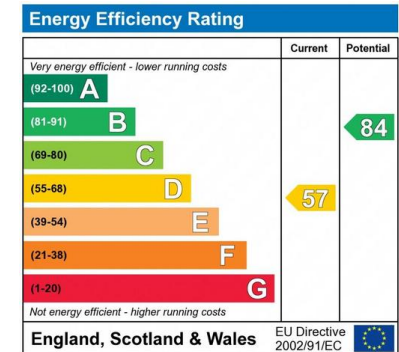


Cellar



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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