



## Well-proportioned near central Victorian home

38 Mawson Road, Cambridge, CB1 2EA

Freehold

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Corner end of terrace close to Mill Road • Convenient for Cambridge rail station • Two large reception rooms • Deceptive accommodation over three floors • Walled, private courtyard garden

#### Local information

- Situated close to extensive everyday shopping facilities and independent shops along Mill Road and also nearby Hills Road

- Further comprehensive shopping facilities in the city including Grand Arcade shopping mall and busy daily market

- Cambridge railway station is close by with services to London from around 50 minutes

- Schools in all age groups in state and independent sectors available in Cambridge, currently situated with St Matthews Primary and Parkside Community College catchment areas

- Extensive range of restaurants for all tastes and fashionable 'local' pubs and bars nearby including The Live and Let Live, Six Bells and Salisbury Arms in immediate vicinity

#### About this property

38 Mawson Road is an end terrace property situated on the corner of Mawson Road and Cross Street and constructed during the Victorian era of Cambridge brick elevations beneath a tiled roof with timber framed windows, mostly sash style which are secondary double glazed.

The property is very deceptive and extends to 1,674 sq ft with enlarged accommodation laid out over ground, first and second floors and is accessed via a lobby and wide hallway.

Of particular note are the sitting and connecting family/formal dining rooms which can be separated by folding doors or independently accessed from the hallway. There is a square bay window and Victorian cast iron fireplace in the sitting room whilst the dining room is dual aspect and has a glazed door leading to the courtyard. The kitchen /breakfast room is modern in style and comprises a comprehensive range of cabinetry and includes a range of integrated appliances - Neff double ovens, four burner gas hob, '60/40' fridge/freezer along with long granite surfaces and tall pull-out larder. To the far end is space for a breakfast/small dining table along with half glazed external door along with a ceramic tiled floor.

There are four double bedrooms on the upper floors, all of which have built-in wardrobes, two have wash hand basins (one of which also has a shower cubicle) and the top bedroom which is vaulted also benefits from a dual aspect along with an en suite shower room. The family bathroom has a coloured suite and has extensive wall tiling.

The property, which has been well maintained might now benefit from some updating in terms of more modern fittings, can be seen in greater detail on the attached floor plans and is likely to be available for occupation circa March 2021 to coincide with the seller's onward purchase. The house is set back from Mawson Road beyond a





very shallow quarry tiled frontage. The rear courtyard is walled and accessed via the kitchen or side pedestrian gate along Cross Street. The courtyard is designed with low maintenance in mind and fully paved, providing ample space for eating out and is private.

There is a resident's parking permit scheme in operation, permits can be applied via Cambridge County Council for modest annual cost

**Tenure**  
Freehold

EPC rating = E

**Viewing**  
Strictly by appointment with Savills





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Approximate Area = 155.5 sq m / 1674 sq ft  
 Including Limited Use Area (4.7 sq m / 50 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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