



Substantial near central three storey townhouse

13 Guest Road, Cambridge CB1 2AL

Freehold

savills



Victorian terraced home over three floors • Two large reception rooms with open plan kitchen/breakfast and dining rooms • Family bathroom and ensuite shower room • Walled rear garden • Resident's permit parking

Local information

- Excellent everyday shopping facilities along nearby Mill Road which has mini supermarkets, international food stores, chemist, butchers and hairdressing salons.

- Comprehensive shopping in the city centre including Grand Arcade and Grafton Centre shopping malls, along with a busy daily market.

- Cambridge railway station is approximately 0.5 mile distant with services to London from about 50 minutes.

- Schools for all age groups in both state and independent sectors in Cambridge including St Matthew's and St Alban's primary schools which feed into Parkside Community College.

- Extensive range of fashionable restaurants and 'local' pubs all in the vicinity as well as being close to large public open green spaces including Parker's Piece and Christ's Pieces.

About this property

13 Guest Road is a substantial three storey double bay townhouse, constructed of Cambridge white brick elevations beneath a re-slatted roof with mainly double glazed windows throughout. The property extends to approximately 2,057 sq ft with flexible, family friendly accommodation and was subject to a major refurbishment and reconfiguration program during

2014. The property is accessed via a half double glazed entrance door to a lobby with stained glass windows into the hallway, which has stripped wooden floorboards and an attractive archway with corbels. There are two large reception rooms, both have very good ceiling heights and ceiling roses and the front sitting room has a tall bay window. The kitchen/breakfast room and dining room, formerly two rooms, is dual aspect with wide bi-folding glazed doors to the rear, has been combined and now open plan. There is an extensive range of cream coloured cabinetry including integrated Bosch dishwasher, washing machine and Neff stainless steel double ovens along with granite work surfaces. In addition, there is a central island, again with granite counter and integrated five burner gas hob with central wok burner and a breakfast bar to the side which would accommodate three diners. There is ample space to the rear for a six seater dining table along with direct access into the garden. A cellar, with standing height of around 6' is accessed via the hallway which provides plenty of storage space etc.

There are five large bedrooms over the two upper floors, the main bedroom is situated at the front, extends the full width of the property, again with a tall double glazed bay window and retains an attractive cast iron fireplace with ornate tiled slips,



there is ample space for wall to wall wardrobes to be built and the sellers, during the refurbishment, installed plumbing for an en suite shower which is capped below floor level. The rear bedroom has a en suite shower room which has a tiled floor, radiator and heated towel rail, adjacent to which, is the spacious family bathroom similarly styled with bath, separate shower cubicle and a heated towel rail and is fully tiled.

The two bedrooms at second floor both have original cast iron fireplaces, double glazed windows and the front bedrooms retains an attractive panelled wardrobe. There is a Velux skylight installed at the upper landing which is solar powered with a rain sensor and allows for natural light to enter the house.

The property which has a gas fired central heating system is conveniently located just off Mill Road, close to excellent everyday facilities and can be seen in greater detail on the attached floorplans. Planning permission was granted for a ground floor side extension in 2018, which was implemented by earlier works included in the application to the top floor so the extension could be carried out to suit the new owners as and when is required.

The property is set back from Guest Road beyond a shallow pebbled frontage. The rear garden is walled and has a limestone paved terrace with ample space for eating out along with small ornamental lawn. There is a timber cycle shed and pedestrian gated access onto a shared communal alleyway, accessed via a locked gate along Collier Road.

Tenure

Freehold

Local Authority

Cambridge City Council

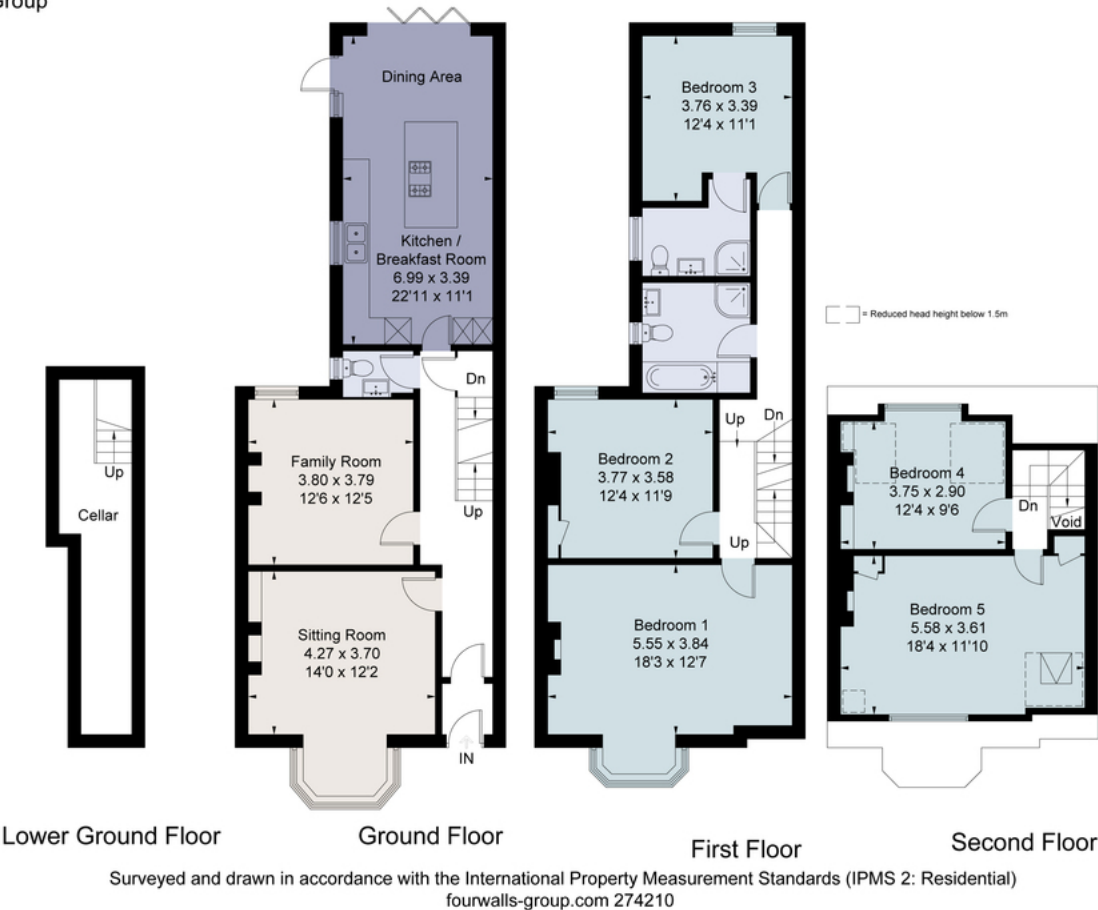
Viewing

Strictly by appointment with Savills





Approximate Area = 191.1 sq m / 2057 sq ft
Including Limited Use Area (5.2 sq m / 56 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12023051 Job ID: 149357 User initials: 210311vp