



# A well-proportioned three bedroom townhouse

24 Emery Street, Cambridge CB1 2AX

Freehold









Sought after no through road in a popular part of the city • Two well-proportioned receptions • Good size garden • Kitchen breakfast room • New shower room • Easily accessible loft space with very useable space

#### Local information

- Easy access to Mill Road and East Road which have an excellent range of everyday shopping facilities and diverse range of restaurants, popular 'local' pubs and bars.
- The road is located to the northern end of Mill Road towards Parker's Piece – a 25 acre grassed public space used for recreational, musical and cultural events and where the Cambridge University Football Club Laws were first used and later adopted by the F.A. in 1863.
- Within close proximity to Grand Arcade & Grafton Centre shopping malls and the city centre. Multi-screen cinema and restaurant complex also situated within the Grafton Centre.
- Cambridge railway station 0.7 of a mile with services to London from 48 minutes.
- Schools for all age groups in both the state and independent sectors are available in Cambridge including Parkside Community College and Sixth Form which is in the immediate vicinity; Sancton Wood, Stephen Perse, The Perse, St Mary's, St Faiths and Hills Road Sixth Form College.
- A wide variety of cultural and recreational amenities, including the Cambridge Colleges (some 31 in all) and a number of museums are all within the city.

#### About this property

24 Emery Street is an attractive mid-terrace bay fronted townhouse located in one of the most sought-after roads off Mill Road.

This three storey property is built of Cambridge white bricks beneath a slate tiled roof.

The house is approached behind a low level wall with a footpath leading to the house. The panelled front door opens into a hallway with stripped wood floors, moulded ceiling cornices and plaster archway leading to inner hall with staircase to the first floor. There is a storage cupboard under the stairs.

To the right are two well-proportioned reception rooms. The first has a wonderful bay to the front and allows plenty of natural light to enter the room. This exceptional room is further enhanced with an attractive fireplace with wood burning stove with bespoke shelving and built in storage cupboards on either side of the chimney. There is further attractive corning, a ceiling rose and picture rails.

The second reception room has access the rear garden through French doors in-laid with pretty stained glass and could be used for a multitude of purposes.

The hall leads through to the kitchen and breakfast room beyond with a vaulted ceiling and doors to the terrace and rear



garden. The well-appointed kitchen has a wide range of floor and wall mounted units with Neff oven and four ring gas hob and space for various appliances.

On the first floor there are two large bedrooms and a further single. There is a very good shower room at this level which was completed by the current owners early in 2021. A steep staircase leads to an attic room which is used as a bedroom by the current owners with great views from two Velux windows.

The rear garden is laid to lawn with a variety of mature shrubs and bushes. There is courtyard style pebble stone area to side and a paved terrace leading out from the breakfast room. At the far end of there is a timber storage shed and rear gated access.

**Tenure**

Freehold

**Viewing**

Strictly by appointment with Savills





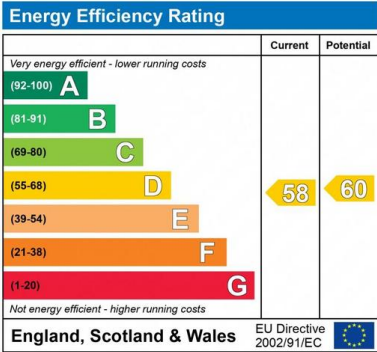




Approximate Floor Area = 114 sq m / 1225 sq ft



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