



Gwydir Street, Cambridge, CB1 2LW

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# 172 Gwydir Street Cambridge CB1 2LW

A four bedroom period terraced house on a sought-after residential street located a short walk from Cambridge Railway station

Cambridge railway station 0.8 miles, Cambridge city centre 1.0 miles, Addenbrooke's Hospital 2.6 miles

Reception hall | Living room/ Dining room  
Kitchen/ Breakfast room | 4 Bedrooms  
2 Family bathrooms | Garden | EPC Rating E

## The property

Front door leads to entrance hall which gives access to the ground and first floor rooms. To the right, what was once two reception rooms has been converted into a through lounge. This has a bay window to the front aspect and two wrought iron fireplaces, one of which has tiled columns. The rear wall has a range of fitted bookshelves and doors onto the spacious extended kitchen/breakfast room. The kitchen has a good range of fitted wall and base units with wooden surfaces, tiled surrounds and floor. Appliances include a built in oven and hob and there is space for a washing machine and dishwasher. There is a window to the side aspect and French doors to the rear. The breakfast area has a vaulted ceiling with Velux window and doors onto the rear terrace.

The first floor has a half landing onto the bathroom. The main landing has the principal bedroom facing the front aspect and two further bedrooms. A staircase from the landing leads to the loft conversion which incorporates bedroom three and a second bathroom.

## Outside

The front aspect has a paved area with retaining wall. The rear garden is a good size and has been attractively designed. Immediately

adjacent to the house is a paved shaped terrace with borders. Beyond, a shingle path has a walled aspect and mature hedging. This leads to the rear lawn with a garden shed and convenient rear pedestrian access.

## Location

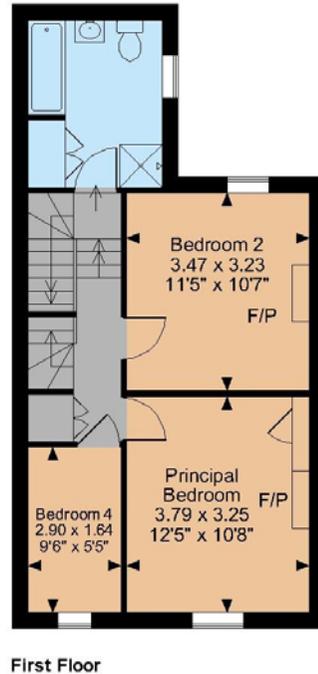
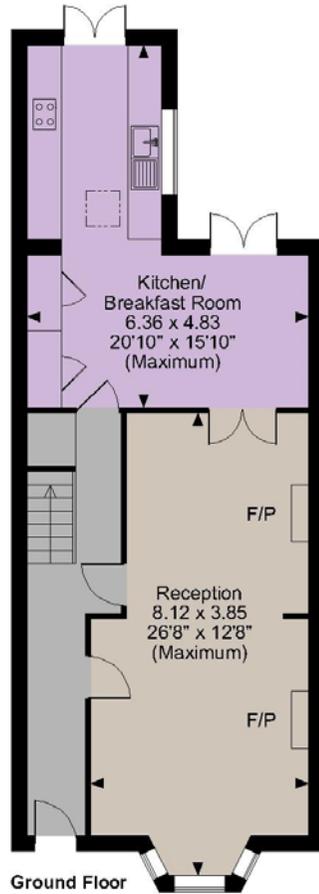
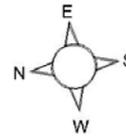
The property is located in a conservation area just off Mill Road at the heart of Romsey Town, listed in a nationwide survey by Travelsupermarket.com survey as one of the most cosmopolitan and creative areas in the country and with a good community spirit and a good range of day-to-day amenities including mini supermarkets, international food stores, artisan shopping, cafés, public houses, a chemist, butcher, churches, hairdressing salons and a recreation ground. The historic city centre of Cambridge offers an excellent range of independent and high street stores, shopping malls, bars, cafés and restaurants, as well as the green open spaces of Parkers Piece. The Romsey recreation ground is also very close by, offering green space in the city. Communications links are excellent: the city's mainline station offers regular services to central London in around an hour, and the nearby A14 and M11 give access to major regional centres, central London and the national motorway network.

The area offers a good selection of state primary and secondary schooling including Parkside Community College (rated Outstanding by Ofsted) together with a wide range of independent schools including Sancton Wood, St. Andrew's College, Stephen Perse Foundation, St. Mary's, Abbey College and Heritage.





**Gwydir Street, Cambridge**  
Internal area 1,316 sq ft (122 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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**Directions**

From Hills road, head down and turn left onto Station Road. Turn left onto Tenison Road and after half a mile, at the T-junction, turn right onto Mill Road, followed by the first left onto Gwydir Street. You will find the property on your left-hand side.

**General**

**Local Authority:** Cambridge City Council  
**Services:** Mains Water, electricity, gas and drainage  
**Council Tax:** E  
**Tenure:** Freehold  
**Guide Price:** £900,000

**Cambridge**

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