







24 Ainsworth Street
Cambridge, CB1 2PD

Guide price £475,000

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- Victorian mid-terraced house
- 0.7 miles from Cambridge Station
- Refitted first-floor bathroom
- Well suited to first time / investment buyers alike
- Excellent local schooling
- Scope for loft conversion (STPP)

A light and airy Victorian home with a private garden, a short walk from Cambridge Station. The property enjoys a quiet, yet central position in Petersfield, one of the city's most desirable locations.

On the ground floor is an open-plan living/dining room with built-in shelving, exposed floorboards and built-in storage cupboards. The kitchen has been fitted with a stylish range of units, includes a Butler sink and is sympathetically finished with solid oak worktops. There is a separate utility area with additional storage, space/plumbing for appliances and a door to the rear garden.

Upstairs are 2 bedrooms and a refitted bathroom, complemented by attractive tiling and a heated towel rail.

Outside the east-facing garden is paved and bordered with raised sleeper flowerbeds. The garden is not overlooked, has an outdoor tap and a useful storage shed. Secure gated access provides a pedestrian right-of-access back to the front of the property.

Ainsworth Street is a particularly





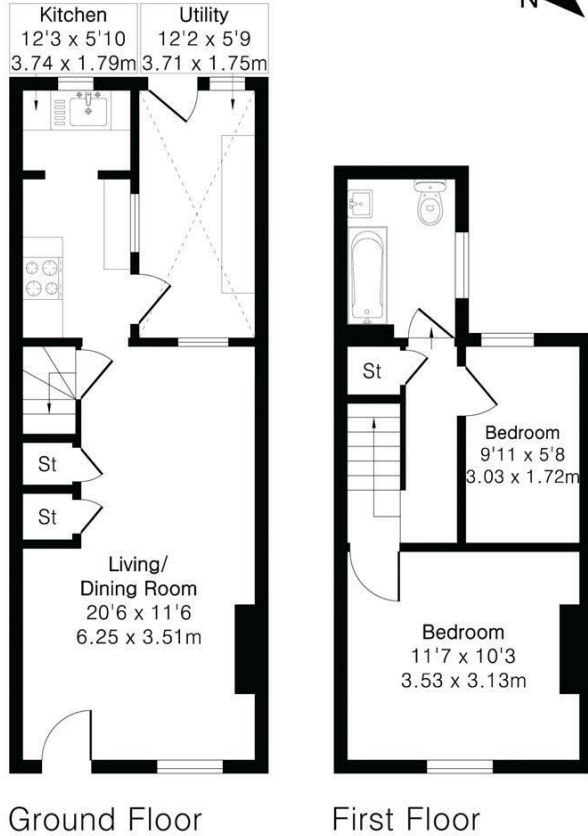
desirable neighbourhood in the highly regarded Petersfield wards. It is conveniently situated between Sleaford Street and Hooper Street, around a mile east of the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is a 10-minute walk from Cambridge Railway Station with direct links to London. Mill Road, The Beehive Shopping Centre and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes.

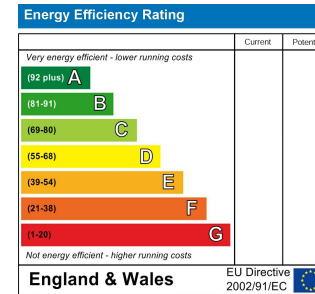
Schooling is excellent and the area falls within the catchment of St Matthews Primary School, secondary provision is at Parkside Community College.



Approximate Gross Internal Area 663 sq ft - 62 sq m
 Ground Floor Area 382 sq ft – 36 sq m
 First Floor Area 281 sq ft – 26 sq m



Energy Efficiency Graph



Tenure: Freehold
 Council tax band: C

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