



PRIORY STREET, CAMBRIDGE, CB4 3QH,

- Cambridge City Centre – approx. 1 mile
- Cambridge Science Park – approx. 2.5 miles

Central Cambridge location • 5 Bedrooms • 2 Bathrooms • Garden • Walking distance to City Centre • Local amenities close by • Chain free • EPC rating C

DESCRIPTION

This spacious Victorian semi-detached property with a prominent bay window facade is perfectly situated just off Huntingdon Road, offering exceptional convenience for those seeking easy access to the City Centre, Science Parks, A14, and M11. This outstanding five bedroom residence is available chain free and boasts a variety of appealing features.

Upon entering the property, you are greeted by an inviting entrance hall leading to a generously sized living room adorned with a wood-burning stove, a bay window that bathes the room in natural light, and elegant wooden flooring. The stylish kitchen is equipped with modern appliances and showcases a centre island, seamlessly flowing into a dining area. A sunroom with double bi-folding doors connects to the garden, creating a harmonious indoor-outdoor transition. Additionally, there's a utility room and a convenient downstairs cloakroom on this level.

The first floor hosts three spacious double bedrooms and a family bathroom complete with a shower over the bath.

Ascending to the second floor reveals the primary bedroom, complete with built-in wardrobes, Velux balcony and opposite a Juliet balcony, offering an abundance of natural light and fresh air. Another bedroom and a family shower room are also found on this floor.

CONVENIENTLY SITUATED A SHORT WALK FROM THE CITY CENTRE, THIS WELCOMING PROPERTY OFFERS A PEACEFUL AND INVITING ATMOSPHERE. WITH FIVE BEDROOMS AND MODERN AMENITIES, IT'S YOUR PERFECT URBAN RETREAT.







Large parts of the house, including the entire top floor has been fully insulated and the property also features wooden double glazed sash windows throughout.

OUTSIDE

This property boasts the advantage of side access to a rear enclosed garden, which includes a patio, a charming summer house, and a covered BBQ area, perfect for outdoor enjoyment. Permit parking is available, and a range of local amenities are within walking distance, making this residence a truly exceptional choice.

LOCATION

Priory Street forms part of a highly regarded, established residential area off Huntingdon Road, less than a mile north of Cambridge City Centre and a mere two minute walk from the lovely Histon Road recreational ground.. It is well placed for access to many university colleges and departments, prestigious schools and the City Centre in general. There is a regular bus service along Huntingdon Road into the city centre and a cycle lane. There are also excellent local facilities serving the district including a parade of shops on Histon Road catering for most day-to-day needs. The location should prove convenient for anyone needing access to the Science or Business parks off Milton Road and the region's main commuter routes (A14/ M11/A1).

ADDITIONAL INFORMATION

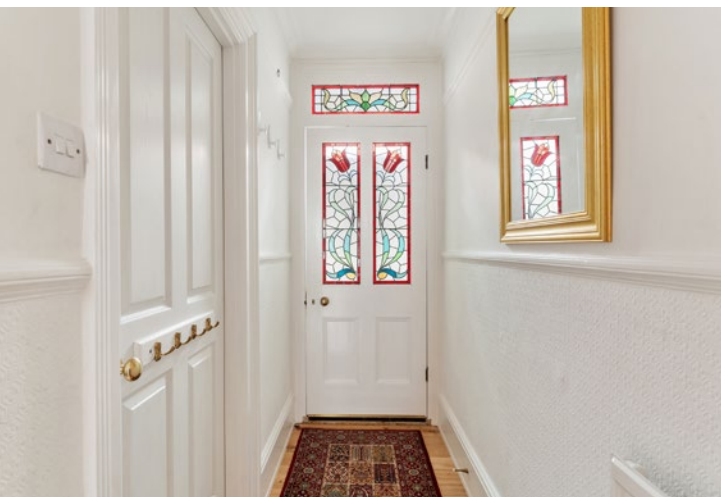
Tenure: Freehold

Services: All mains services are connected

Local Authority: Cambridge City Council

Directions: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Priory Street

Approximate Gross Internal Area = 1772 sq ft / 164.6 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 102 sq ft / 9.5 sq m
Total = 1874 sq ft / 174.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	7.1	7.9
(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	

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