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## EDEN STREET, CAMBRIDGE, CB1 1EL

- Cambridge City Centre - approx. 0.1 miles
- Anglia Ruskin University - approx. 0.4 miles
- Cambridge Railway Station - approx. 1.2 miles

2 Double bedrooms • Central location • Period property  
• No onward chain • EPC rating D

### DESCRIPTION

Upon entering the front door of this characterful terraced house, you will find yourself in a spacious living/dining area, featuring sash windows to the front, a radiator for warmth, and a focal point feature fireplace, exuding a cozy ambiance. A convenient cupboard leads seamlessly into the dining area, where sash windows to the rear flood the space with natural light, creating an inviting atmosphere. Under-stair storage adds practicality to the layout.

The adjacent kitchen boasts a range of wall and base matching units, providing ample storage options. Integrated stainless steel sink with mixer tap, space for a washing machine, tiled splashback, and integrated flooring enhance functionality. Cooking enthusiasts will appreciate the electric hob and integrated oven, while the sliding door leads to the downstairs shower room, complete with a shower cubicle, wash hand basin with mixer tap, tiled splashback, and storage space underneath.

Ascend the stairs to discover two inviting bedrooms. Bedroom one features spotlights, sash windows to the front, a radiator, a featured fireplace, and a built-in wardrobe, offering comfort and convenience. Bedroom two offers a cozy retreat, with spotlights, a window to the rear overlooking storage housing the boiler, ensuring warmth and functionality.

## CHARACTERFUL 2-BEDROOM MID-TERRACED PROPERTY LOCATED IN AN IDEAL CITY LOCATION.



## OUTSIDE

There is a private gravelled garden, enclosed by brick walls and adorned with herbaceous borders, bushes, and trees, providing a perfect space for outdoor relaxation. Gated access to the rear from Eden Street backway adds convenience and security to the property.

## LOCATION

Eden Street is in a delightful area of the city, situated in a convenient location ideal for anyone requiring frequent access to the Railway Station, which has direct links to London, together with the Historic City Centre. There are a range of amenities close by, all within walking distance, including the Grafton Centre which caters for all day-to-day needs.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** Cambridge City Council

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





## Eden Street

Approximate Gross Internal Area = 559 sq ft / 51.9 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) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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