



**58 GREAT EASTERN STREET**  
Cambridge

**Carter Jonas**



## 58 GREAT EASTERN STREET, CAMBRIDGE, CB1 3AD

- Cambridge City Centre – approx. 1 mile
- Cambridge Railway Station – approx. 0.7 miles

Open-plan sitting room & dining room • Kitchen • Two bedrooms • Bathroom • Garden • On-street/resident parking • EPC rating D

### DESCRIPTION

No 58 Great Eastern Street is part of a terrace of attractive Victorian properties situated close the centre of historic Cambridge. These homes are full of charm and character and are very popular with both owner-occupiers and visitors. The house is very well-presented with a modern kitchen and bathroom yet retaining some original features including fireplaces and sash windows. On the ground floor, there is a through reception room leading through to the kitchen with doors to the patio and garden. The first floor offers two bedrooms, one with fitted cupboards and a bathroom.

The property is offered with no-onward chain and is the perfect Cambridge home in a thriving area of the city.

### OUTSIDE

There is a rear enclosed garden with mainly paved al-fresco dining and entertaining areas along with a garden shed.

**DELIGHTFUL, CHARACTERFUL AND WELL-PRESENTED TWO-BEDROOM MID-TERRACE VICTORIAN HOME WITHIN WALKING DISTANCE OF THE CITY CENTRE, RAILWAY STATION AND COSMOPOLITAN AND THRIVING MILL ROAD.**





## LOCATION

Great Eastern Street is located in the hugely popular Romsey Town area of the city, situated just over the Mill Road bridge. It is situated just off Mill Road which has become increasingly sought-after in terms of its varied amenities including restaurants from all cultures, convenience stores and supermarkets along with cafes and public houses. The city centre is just a short walk away as well as the open spaces of Midsummer Common and the railway station offering a direct rail service into London. It is also very well located for Addenbrooke's Hospital.

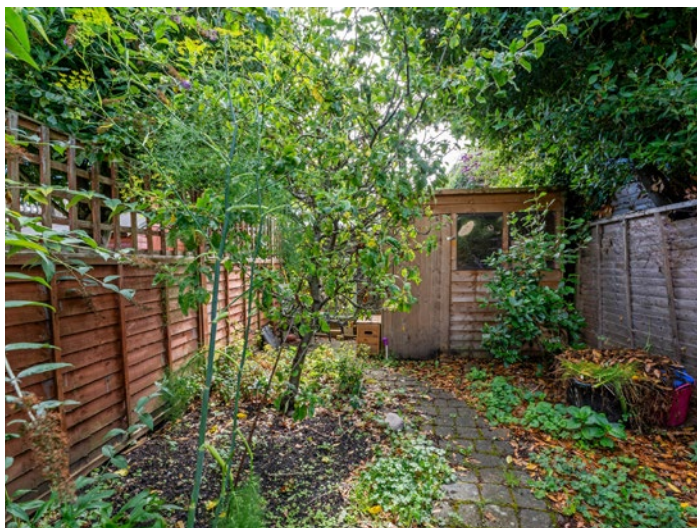
## ADDITIONAL INFORMATION

**Tenure:** Freehold

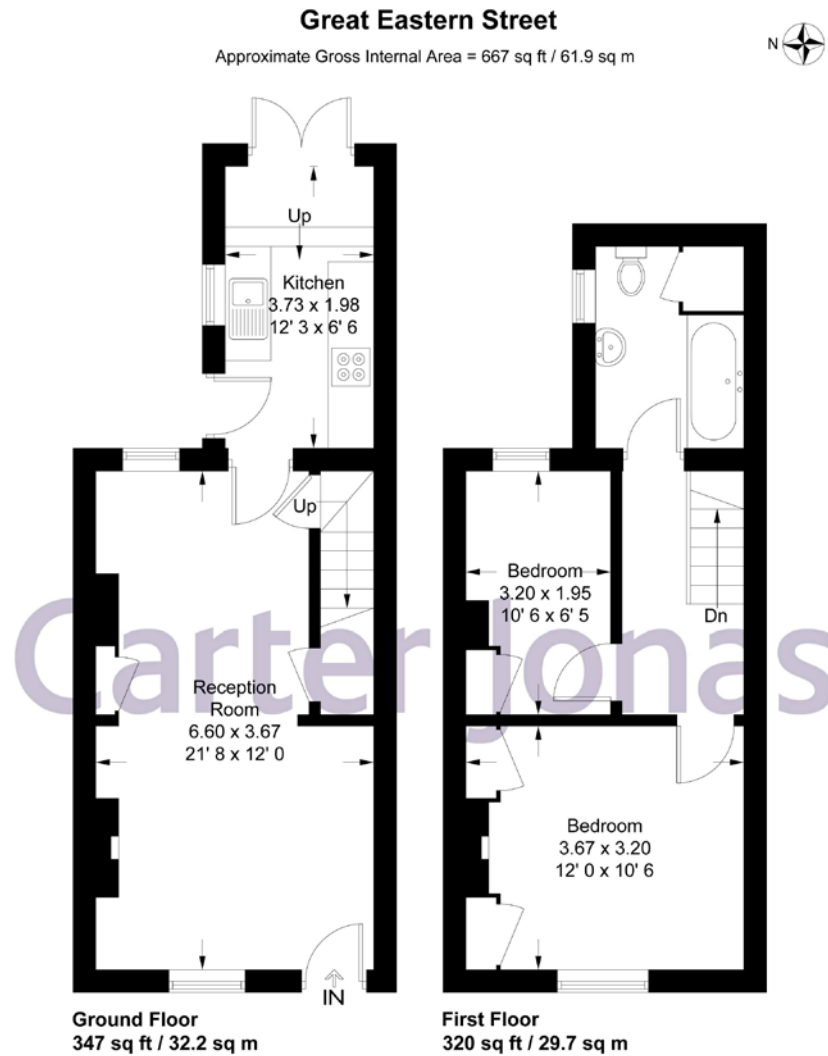
**Services:** Mains water, electricity, drainage & gas

**Local Authority:** Cambridge City Council

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







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>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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		

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.