



## Tenure

Freehold

## Council Tax Band

E

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Mawson Road | Cambridge | CB1 2DZ

A bay fronted Victorian mid terraced house which is currently used for rental purposes as a licensed HMO and could be sold either as an investment purchase with existing tenants or for conversion to a family home. The property is offered for sale with no upward chain and viewing is recommended. EPC Rating Band D.

## Guide Price £585,000

- Five Bedrooms (For Rental Purposes)
- Two Reception Rooms (If used as a Family Home)
- Shower Room
- Separate WC
- Close to Local Amenities and Station
- No Upward Chain



## Property Description

### GROUND FLOOR

#### HALL

Single panelled radiator, stairs to first floor, double panelled radiator.

#### SEPARATE WC

Double glazed window to rear aspect, wall mounted wash hand basin, low level wc, boiler.

#### SHOWER ROOM

Heated towel rail, pedestal mounted wash hand basin, shower cubicle, fully tiled, extractor fan.

#### KITCHEN

16' 0" x 7' 11" (4.89m x 2.42m)

Double glazed window to side aspect, range of base and wall mounted units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, space for fridge freezer, gas cooker point, door to side aspect, ceramic tiled floor.

#### BEDROOM FOUR

10' 10" x 8' 0" (3.31m x 2.46m)

Double glazed window to rear and side aspect, double panelled radiator, wardrobe.

#### BEDROOM FIVE

14' 4" x 9' 4" (4.37m x 2.85m)

Double glazed bay window to front aspect, single panelled radiator.

### FIRST FLOOR

#### BEDROOM ONE

12' 0" x 12' 9" (3.68m x 3.9m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobe.

#### BEDROOM TWO

10' 10" x 6' 6" (3.32m x 2.0m)

Double glazed window to rear aspect, single panelled radiator.

#### BEDROOM THREE

9' 4" x 8' 2" (2.86m x 2.49m)

Double glazed window to rear aspect, single panelled radiator.

### REAR GARDEN

Paved and enclosed by panelled fencing and brick wall, gated access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

