



**69 Ainsworth Street, Cambridge**  
Cambridge

**£475,000**



## 69 Ainsworth Street

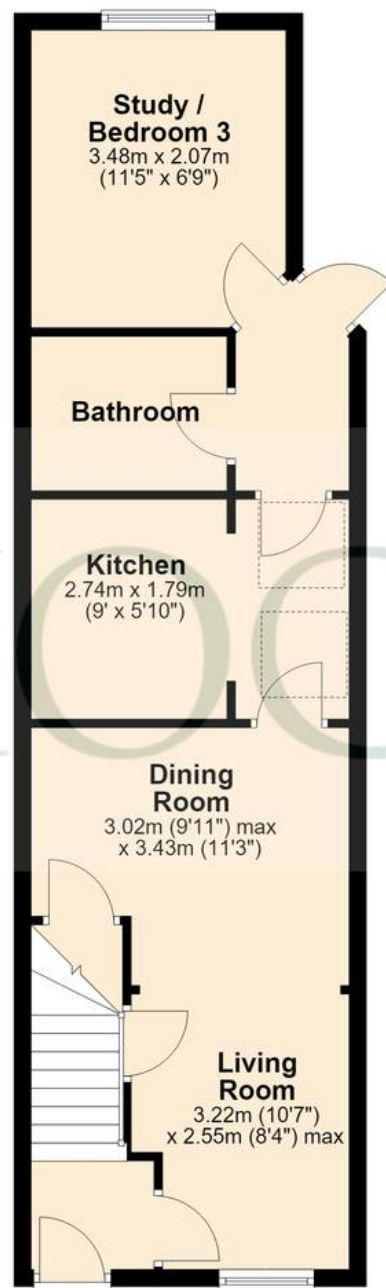
### Cambridge

A charming and well-proportioned Victorian terraced home offering flexible three-bedroom accommodation, ideally located in the highly desirable Petersfield district of Cambridge. Combining period character with practical living space, the property is perfectly suited to professionals, first-time buyers and families looking to enjoy everything this vibrant area has to offer. The accommodation begins with a welcoming living room to the front of the property, leading through to a separate dining room, creating an excellent space for both everyday living and entertaining. Beyond is a fitted kitchen with access to the rear garden, while the ground floor also benefits from a family bathroom and a versatile third bedroom or study, ideal for those working from home or requiring additional guest accommodation. Upstairs are two generous double bedrooms, with the added convenience of a separate WC serving the first floor. The flexible layout provides a variety of options to suit modern lifestyles. The loft space is currently unconverted but has potential to go up STPP. Outside, the enclosed rear garden offers a private outdoor space to relax, entertain or enjoy gardening, completing this attractive city home. Ainsworth Street is a highly sought-after road in the heart of Petersfield, just a short walk from Cambridge Railway Station, Mill Road's independent cafés, restaurants and shops, Parker's Piece and the historic city centre. The location also provides excellent access to Addenbrooke's Hospital, the Biomedical Campus and many of Cambridge's



## Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



## First Floor

Approx. 23.1 sq. metres (249.1 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

This floorplan is for illustrative purposes only.  
Plan produced using PlanUp.



# Hockeys

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