

- Charming first-floor Victorian conversion in prime central location
- Bright living room with sash window and original wood flooring
- Compact but practical kitchen with fitted units and space for appliances
- Generously sized double bedroom with built-in shelving and pleasant outlook
- Shower room with WC and additional storage cupboard off the hallway
- Allocated parking space located at the front
- Excellent location on Hills Road, within walking distance of Cambridge city centre
- Potential for loft conversion, subject to planning

113 Hills Road
CB2 1PG
Guide Price £250,000



Radcliffe & Rust Estate Agents Cambridge are delighted to present this charming one-bedroom first-floor flat for sale on Hills Road, one of the city's most sought-after and historic residential locations. Hills Road offers the perfect combination of period charm, convenience, and city living. The area is within easy walking distance of Cambridge railway station, the city centre, and the beautiful University Botanic Garden, while an array of independent cafés, restaurants, and shops provide a lively and welcoming atmosphere. Addenbrooke's Hospital, the Biomedical Campus, and Cambridge University departments are all nearby, making it ideal for professionals and academics alike. The location also benefits from excellent transport links via the A14, M11, and regular train services to London, as well as highly regarded schools including The Perse School and Hills Road Sixth Form College, making this a truly desirable and well-connected part of the city.

As you approach the property, the building immediately captures attention with its attractive yellow brick façade, tall sash windows, and iconic red front doors — features that speak to Cambridge's distinctive architectural heritage. A shared entrance leads up to the first-floor flat, where you are welcomed by a light and inviting hallway providing access to all rooms.

The living room is a real highlight — a beautifully proportioned space with a large sash window that floods the room with natural light. The polished wooden flooring, high ceilings, and neutral décor create a warm and timeless atmosphere, while there's ample room for both a comfortable seating area and dining table. This elegant room effortlessly combines functionality with character, making it the perfect place to relax or entertain.

Just off the living area, the kitchen is compact yet thoughtfully arranged to make the most of its space. Fitted with modern cream units, wooden worktops, and tiled splashbacks, it offers everything needed for day-to-day living, with space for a cooker, fridge, and other appliances. The sash window provides a charming outlook while ensuring plenty of natural light.

The bedroom continues the property's bright and peaceful feel, with soft neutral tones, fitted shelving, and another traditional sash window overlooking leafy greenery — creating a serene and restful environment. Completing the accommodation is a modern shower room, fitted with a WC, pedestal basin, and walk-in shower enclosure, along with a handy cupboard off the hallway for additional storage.

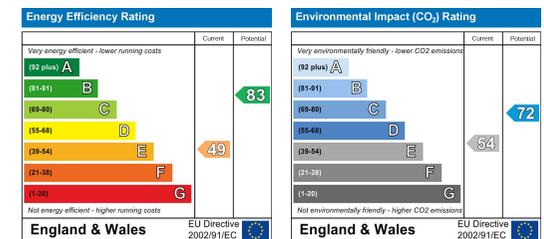
Externally, the property forms part of a handsome Victorian terrace set back from the road with a raised frontage, wrought-iron railings, and a leafy aspect, adding to the home's classic appeal. An allocated parking space is located directly at the front. This property has the potential for a loft conversion, subject to planning.

Overall, this is a wonderful opportunity to acquire a characterful and conveniently located home that perfectly encapsulates the charm of Cambridge living.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Council tax band B
Share of freehold so building expenses split 50/50 and no ground rent
Ground Rent: £0
Service Charge: £0 (building expenses split 50/50)
Lease length: 999 years from 2009.
Estimated rent: £1300-1350



Floor Plan

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 34.3 sq. metres (368.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.