



Radcliffe & Rust estate agents are delighted to offer, for sale, this two bedroom Victorian terrace property on Norwich Street, Cambridge. Norwich Street offers the benefits of a highly convenient and sought-after Cambridge location, ideally positioned just off Hills Road. The area is particularly popular with professionals, academics and commuters due to its close proximity to Cambridge railway station, which provides fast and regular services to London King's Cross, Liverpool Street and other major destinations. The location offers excellent access to Cambridge city centre, with its historic colleges, shopping facilities, restaurants and cultural attractions all within easy walking or cycling distance. Hills Road itself provides a wide range of amenities including cafés, supermarkets, gyms and independent businesses, while nearby leisure facilities and green spaces further enhance day-to-day living. The property is exceptionally well placed for some of Cambridge's most significant employers and institutions, including Addenbrooke's Hospital, the Biomedical Campus and numerous science and technology companies. The area is also highly regarded for schooling, with access to reputable primary and secondary schools alongside Hills Road Sixth Form College and the University of Cambridge. Excellent bus routes and Cambridge's extensive cycle network make travelling across the city simple and efficient, adding further appeal to this well-connected and desirable residential setting.

A charming two-bedroom Victorian mid-terrace home offering beautifully proportioned accommodation across two floors, blending character features with practical modern living in a highly convenient Cambridge location. Offered for sale with no onward chain, the property presents an excellent opportunity for a purchaser to move quickly while also putting their own stamp on a characterful city home.

The property opens directly into an impressive open-plan living and dining space, created by the removal of the original hallway wall to provide a wonderfully sociable and free-flowing ground floor. The sitting area to the front enjoys excellent natural light from a tall sash-style window and retains a handsome fireplace as an attractive focal point, while exposed timber flooring and high ceilings enhance the sense of character throughout.

To the centre of the home, the generous dining area offers ample space for entertaining and benefits from built-in shelving and double doors opening onto a private courtyard garden. Beyond this sits a well-appointed galley-style kitchen fitted with a range of units and wood-effect worktops, incorporating an oven with extractor hood above, an undercounter fridge, and a sink with drainer thoughtfully positioned beneath the window overlooking the courtyard. The kitchen flows through to a particularly useful utility area, again fitted with extensive worktop space and providing direct access to the rear garden. This versatile area offers excellent additional storage and practical appliance space for further refrigeration, washing machines, tumble dryers or pantry-style use.

A modern ground floor shower room provides excellent practicality and flexibility for guests or multi-generational living.

Upstairs, the first floor comprises two comfortable double bedrooms, including a spacious principal bedroom to the front with fitted storage, together with a large family bathroom featuring a

bath, wash basin and WC.

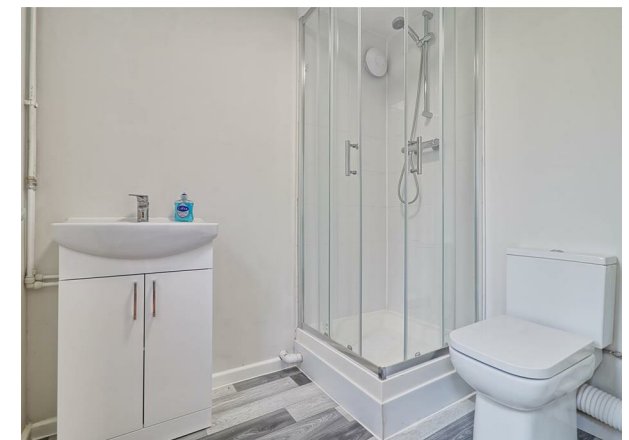
Externally, the property benefits from both a courtyard area immediately off the dining room and a further enclosed rear garden offering excellent potential for landscaping and outdoor entertaining. The attractive Victorian façade and established residential setting complete this appealing city home.

While the property has already been extended to the rear, it offers exciting further potential, subject to the necessary consents. In particular, the layout lends itself exceptionally well to a loft conversion, with the existing L-shaped landing allowing for a staircase to be installed with ease and without compromising the proportions of the first-floor bedrooms. As such, the home offers an excellent opportunity for buyers seeking a property with scope to adapt and grow over time.

Please call or email to arrange a viewing and for all of your residential sales and lettings requirements in Cambridge and the surrounding areas.

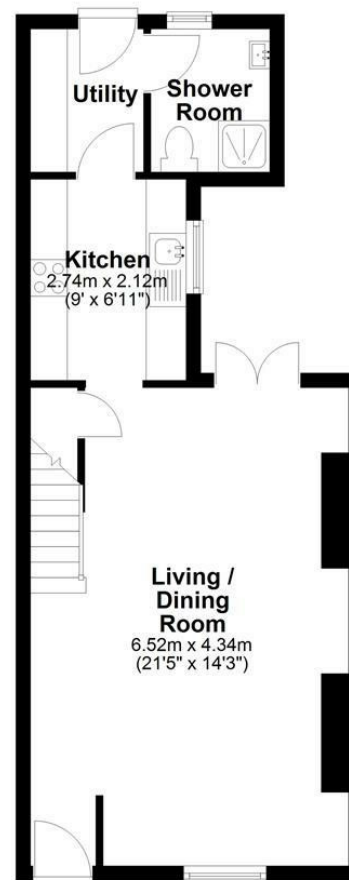
#### Agent notes

Tenure: Freehold  
Council tax: Band D  
No onward chain  
Resident on Street parking permit scheme

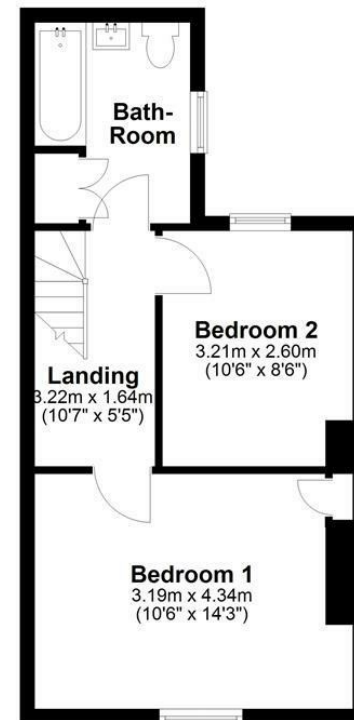




**Ground Floor**  
Approx. 40.9 sq. metres (439.8 sq. feet)



**First Floor**  
Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 75.1 sq. metres (807.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

