



Victoria Road, Cambridge, CB4 3LF

CHEFFINS

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Cambridge,
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A well presented 2 bedroom mid terrace in a convenient North city location. The accommodation comprises entrance hall, sitting room, kitchen, dining room/study, 2 double bedrooms and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available now. EPC: C and Council Tax Band: C.

LOCATION

Located on Victoria Road in the West Chesterton ward of Cambridge on the north side of the city. Local amenities can be found on nearby Histon Road and Chesterton Road and the property offers easy access to the historic city centre (0.9 miles), Cambridge Science Park (2.0 miles), Cambridge railway station and CB1 Business District (2.1 miles) and A14 at Junction 32 (1.5 miles). Distances approximate.

2 1 2

£1,450 PCM



**ENTRANCE HALL**

with stairs rising to first floor with cupboard beneath. The sitting room, kitchen and study are accessed off the entrance hall.

SITTING ROOM

with window to front aspect.

KITCHEN

fitted with base and wall units, work tops, sink, freestanding cooker with gas hob and extractor above, under counter fridge and freezer and washing machine. Window to rear aspect and door with access to rear garden.

DINING ROOM/STUDY

with 2 windows to side aspect and door to:

CLOAKROOM

with toilet with wall mounted mirrored cabinet above and wash basin with window to side aspect above.

STAIRS/LANDING

with cupboard housing boiler. The bedrooms and bathroom are accessed of the Landing.

BEDROOM 1

with window to front aspect.

BEDROOM 2

with window to rear aspect.

BATHROOM

with shower over bath, toilet, wash basin with wall mounted mirror above, towel rail and window to rear aspect.

GARDEN

enclosed rear garden predominantly laid to lawn.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £334

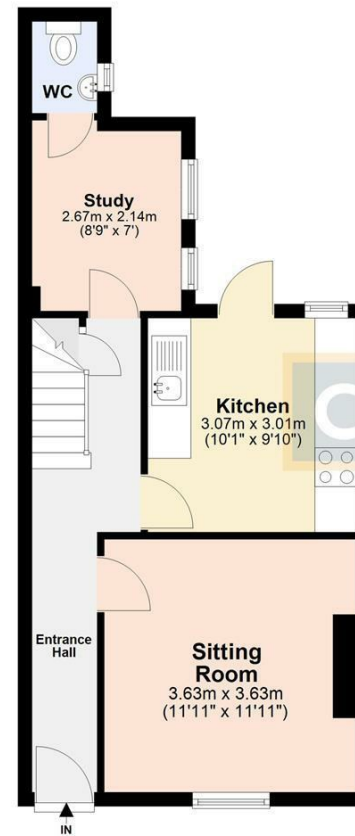
Deposit - £1673



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

