



Victoria Park, Cambridge, CB4 3EL

CHEFFINS

Victoria Park

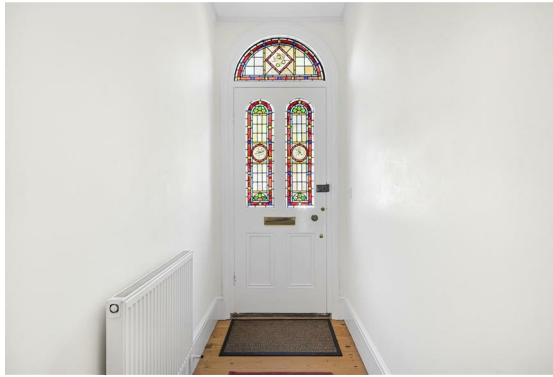
Cambridge,
CB4 3EL

A unique and very special opportunity to acquire a rather stylish, sympathetically improved and extended bay fronted Victorian townhouse of considerable charm and character. The property provides exceptionally well proportioned and versatile living accommodation set over two storeys, together with a delightful generous enclosed rear garden with gated side access to a covered passageway leading to paved terrace and gardens.

3 2 2

Guide Price £900,000





LOCATION

The property occupies a wonderful position directly opposite a most attractive and picturesque tree lined green which is conveniently located within this highly sought after cul-de-sac, famous for its Victorian houses which are arranged around the green. Victoria Park is also conveniently located within easy reach of a vast range of local amenities including shops and schools. The property is also within easy cycling/walking distance of the city centre and Midsummer Common and is also within easy reach of main line stations and major routes.

FRONT ENTRANCE DOOR

with decorative glazed inserts with leaded lights and stained glass and stained glass high level glazed oval panel above with decorative design, leading into:

RECEPTION HALL

with cornicing and decorative plaster central arch which leads then to the stairs rising to the first floor, understairs cupboard, radiator, natural wooden floorboards, glazed panels and glazed double doors leading into Principal Reception Room.

PRINCIPAL RECEPTION ROOM

which provides wonderful light and space with a feature large bay window to front aspect with three sliding sash glazed windows which enjoy a wonderful vista over the open green to front, attractive feature open fireplace with timber surround and mantel with Jetmaster box and slate hearth, radiator, natural wooden floorboards and opening through to;

DINING ROOM

with fitted bookshelves with storage cupboards beneath, ceiling cornicing, further radiator, and a pair of glazed doors leading to side terrace and rear gardens.

PART GLAZED DOOR FROM MAIN RECEPTION HALL

to:

INNER HALL

with natural wood style flooring, recess with fitted display shelving and cupboards beneath, further shelved storage cupboards and door off to:

SHOWER ROOM/UTILITY ROOM

A very flexible room which incorporates a tiled shower cubicle with wall mounted shower unit, glazed shower door, recess to side with low level w.c., and fitted shelving, butler sink with

cupboard below, mixer taps, worktop to side with space and plumbing for washing machine, wall mounted Valliant gas fired boiler, radiator and sliding sash windows to side aspect overlooking the courtyard area.

KITCHEN/FAMILY/BREAKFAST ROOM

A light and spacious room which enjoys a wonderful vista over the paved terrace to side and the delightful rear gardens. Within the kitchen area there is an inset twin bowl butler style sink with drainer to side and mixer taps, cupboards below, natural wooden work surfaces to either side incorporating a dishwasher and cupboards and drawers. Further fitted base units comprising natural wood style work surfaces with cupboards and drawers beneath, integrated Neff oven and 4 point electric ceramic hob with a contemporary style extractor cooker hood above, part ceramic tiled walls, space for upright fridge/freezer, ceramic tiled flooring, sealed unit double glazed windows to side and rear aspect and two pairs of sealed unit double glazed full height doors leading to the side and rear paved terraces.

ON THE FIRST FLOOR

LANDING AREA

with fitted shelved airing cupboard with hot water cylinder, trap door to roof space, door to:

BEDROOM 1

with two radiators, three sash windows to front aspect enjoying wonderful views over the central green in Victoria Park, picture rail and coved cornicing.

BEDROOM 2

with picture rail, cornicing and sliding sash windows to rear aspect.

BEDROOM 3

with radiator, recess with fitted book and storage shelves, built-in wardrobe/storage cupboard, picture rail, sliding sash windows to rear aspect.

BATHROOM

with white suite comprising bath with shower attachment and mixer tap, part ceramic tiled walls around, wash hand basin with cupboards beneath and wall mirror above, low level w.c., radiator/towel rail, sliding sash window to front aspect, ceramic tiled floor.

OUTSIDE

To the front of the property there is an attractive garden with a variety of mature shrubs, bushes and well stocked borders around with low level wall to front and a tiled path and step leading to front entrance door. Private access via a timber door leading through to a covered side passage and paved pathway which in turn leads to the rear garden. Immediately to the side of the house there is an extensive paved courtyard style area with two lean-to timber constructed storage sheds, external lighting and opening through to a further paved terrace immediately adjacent to the rear of the property.

The delightful enclosed rear gardens enjoy a high degree of privacy and seclusion and feature a central lawn with wide and well stocked borders to either side with a variety of mature shrubs and trees around.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	74
England & Wales		
EU Directive 2002/91/EC		

Guide Price £900,000

Tenure – Freehold

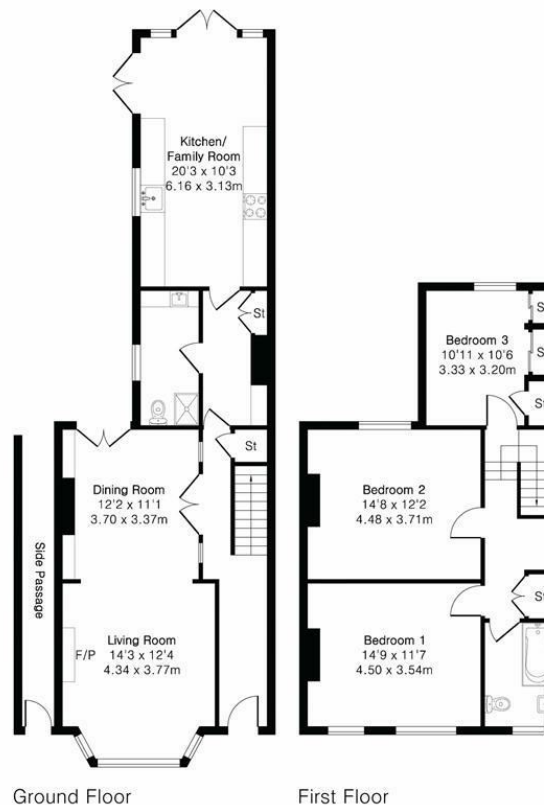
Council Tax Band – F

Local Authority – Cambridge City Council

Approximate Gross Internal Area 1342 sq ft - 125 sq m

Ground Floor Area 748 sq ft – 70 sq m

First Floor Area 594 sq ft – 55 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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