



Christ's Court, Victoria Street, Cambridge, CB1 1JN

CHEFFINS

Victoria Street

Cambridge,
CB1 1JN

A substantial three story townhouse forming part of this small select central city development located in Victoria Street close to Christ Pieces. Benefiting from its own enclosed private garden as well as secure parking.

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Guide Price £800,000





LOCATION

Living on Christ's Court offers an exceptional blend of convenience, charm, and accessibility in one of the city's most sought-after locations. Nestled just north of the historic city centre, residents enjoy easy walking or cycling access to the University colleges, the River Cam, and Jesus Green. The area benefits from a vibrant mix of independent cafés, shops, and local amenities on nearby Victoria Road and Chesterton Road, while Cambridge Station and the Science Park are within easy reach by public transport or bike.

TIMBER PANELLED ENTRANCE DOOR

with picture light above leading into:

ENTRANCE HALL

with stairs rising and lowering to both first floor and lower ground floor accommodation, engineered wood flooring, storage cupboard and panelled door leading through into:

PRINCIPAL BEDROOM SUITE

with coved ceiling, radiators, radiator, set of double glazed sliding doors leading out onto terrace and panelled door providing access into:

ENSUITE SHOWER ROOM

comprising of walk-in wardrobe accessed via panelled door fitted with railings and shelving, three piece suite with corner shower cubicle, wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted mirror, wall mounted glazed shelving, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

LOWER GROUND FLOOR

accessed via split level staircase into LOBBY with understairs storage cupboard, panelled door providing access into airing cupboard housing pressurised Megaflow hot water cylinder with timber shelving above, LED downlighters, panelled doors leading into respective rooms.

STUDY

with wall mounted cupboards, wall mounted LED downlighters, radiator, skylight.

FAMILY BATHROOM/UTILITY

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold tap, shaver point, tiled surround, UTILITY AREA comprising a collection of base

mounted storage cupboards with a stone effect rolltop work surface with space and plumbing for washer and dryer, further wall mounted cupboards, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM 2

with coved ceiling, radiator, set of glazed French doors leading out onto lower ground floor patio, panelled doors leading into respective adjoining rooms.

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle, wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted mirror, tiled upstand, wall mounted and base mounted storage cupboards, heated towel rail, tiled flooring, inset LED downlighters, shaver point, extractor fan.

WALK-IN WARDROBE

fitted with railings and shelving, radiator, LED downlighters.

STUDY

with radiator, set of French doors leading out onto patio.

BEDROOM 3

with coved ceiling, radiator, LED downlighters, glazed French doors leading out onto patio, panelled door providing access into walk-in wardrobe fitted with railings and shelving, LED downlighters.

ON THE FIRST FLOOR

accessed via split-level staircase onto:

LANDING

with high vaulted ceilings, skylights, wall mounted entry telecom system, double glazed sash window, exposed engineered timber flooring, opening through into:

OPEN PLAN LIVING/DINING ROOM

with high coved ceiling, gas fireplace with stone surround, hearth

and wooden mantel, double panelled radiators, inset LED downlighters, double glazed sash window to side aspect, set of double glazed sliding doors opening to Juliet balcony, opening through to:

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, stone effect rolltop work surface, inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, glazed splashback, inset Miele induction 4 ring hob with glazed splashback and Miele extractor hood above, integrated and concealed Miele fridge/freezer and dishwasher, integrated Miele and Bosch double oven, cupboard housing Vaillant gas fired combi boiler providing hot water and heating for the property, radiator, tiled flooring, inset LED downlighters, double glazed window out onto rear aspect.

OUTSIDE

To the front the property is approached off Victoria Street via a dropped block paved kerb leading onto a tarmac driveway where there is a covered vehicular entrance over the electronic gates leading onto the communal parking area where the property benefits from one allocated space, bike and bin stores. The front entrance door can be found amongst the crescent of the three properties positioned on this side of the development.

To the rear of the property on the ground floor is a timber decking area providing space to both relax and entertain and providing access to the side timber access gate. To the lower ground floor is a covered patio area with steps leading up to a further patio area with the entire garden enclosed via both exposed brick and painted brick walls.

AGENTS NOTE

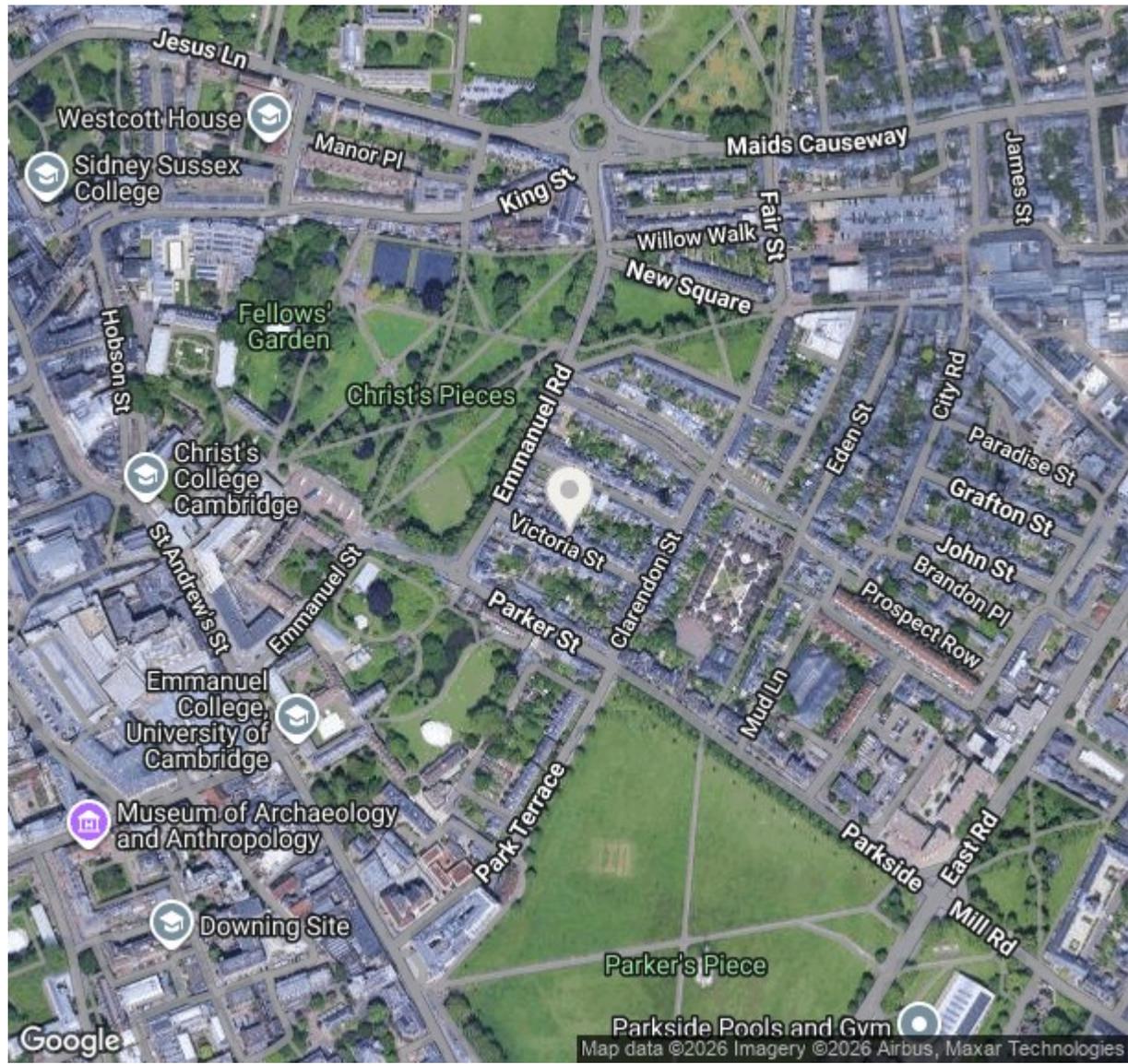
Tenure - Leasehold
Length of Lease - 979 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - Approx £5,000
Service Charge Review Period - N/A



| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 84 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Guide Price £800,000
 Tenure - Leasehold - Share of Freehold
 Council Tax Band - E
 Local Authority - Cambridge City Council

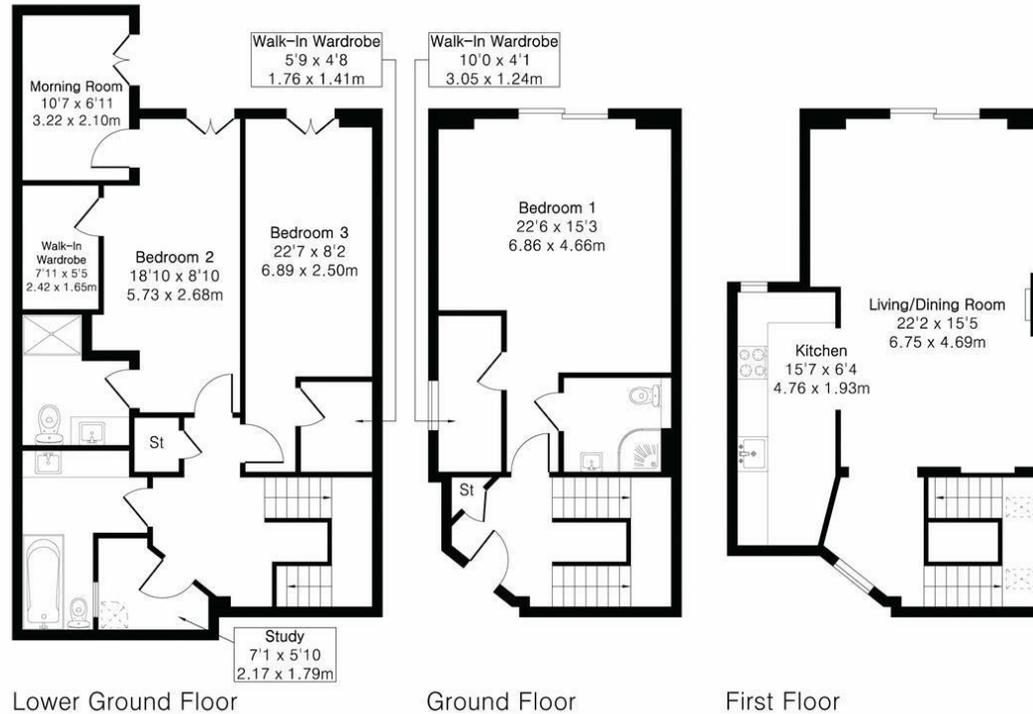


Approximate Gross Internal Area 1752 sq ft - 162 sq m

Lower Ground Floor Area 768 sq ft – 71 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 532 sq ft – 49 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.

[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.

