



Victoria Road, Cambridge, CB4 3LF

**CHEFFINS**



## Victoria Road

Cambridge,  
CB4 3LF

- Well Presented Two Bedroom Mid Terrace Home
- Convenient North Cambridge Location
- Excellent Access To Cambridge City Centre, Cambridge North Station And Science Parks
- Bright And Well Proportioned Sitting Room
- Two Generous Double Bedrooms
- Enclosed Rear Garden
- Chain Free

A well presented two bedroom mid terrace property occupying a convenient and well connected north Cambridge position, offering excellent access to the city centre, Cambridge North Station, Science Parks and A14. Offered with no onward chain.



**Guide Price £450,000**





## LOCATION

Situated on Victoria Road within the ever popular West Chesterton district of Cambridge, the property occupies a highly convenient and well connected north city position, ideally placed for both owner occupiers and commuters alike. The area is particularly favoured for its excellent balance of accessibility, everyday amenities and proximity to some of Cambridge's key employment hubs. A wide range of local facilities can be found nearby on both Histon Road and Chesterton Road including supermarkets, independent cafés, restaurants, public houses and convenience stores, whilst the historic city centre, with its combination of shopping, dining and cultural attractions, is approximately 0.9 miles away. The property is also exceptionally well positioned for access to Cambridge Science Park, St John's Innovation Centre and the Cambridge Business Park, together with Cambridge North Station providing direct rail services into London King's Cross. The CB1 Business District and Cambridge Railway Station are also readily accessible. For those needing to travel further afield, the A14 at Junction 32 lies approximately 1.5 miles away, connecting efficiently to the M11, A1 and wider national road networks. There are also a number of nearby green spaces including Jesus Green, Midsummer Common and the River Cam, all offering attractive recreational walks and cycling routes into the city centre and beyond. Distances are approximate.



## ENTRANCE HALL

Panelled entrance door leading through into the entrance hall, with staircase rising to first floor accommodation and useful understairs storage cupboard. Doors leading through to the principal reception rooms and kitchen.

## SITTING ROOM

A bright and well proportioned reception room enjoying a large window to the front aspect, providing an ideal everyday living and entertaining space.

## KITCHEN

Fitted with a range of matching wall and base mounted storage cupboards and drawers with working surfaces over incorporating sink unit. Fitted appliances include a freestanding cooker with gas hob and extractor above

together with undercounter fridge, freezer and washing machine. Window overlooking the rear garden and glazed door providing direct access outside.

## DINING ROOM/STUDY

A versatile additional reception space currently utilised as a dining room/study with dual aspect windows providing excellent natural light and door leading through into:

## CLOAKROOM

Fitted with low level WC and wash hand basin with mirrored wall mounted cabinet above. Obscured window to side aspect.

## STAIRS/LANDING

With airing cupboard housing the boiler and doors leading through to the respective rooms.

## BEDROOM 1

A particularly generous principal bedroom with window to front aspect and ample space for freestanding bedroom furniture.

## BEDROOM 2

A well proportioned second bedroom overlooking the rear garden.

## BATHROOM

Comprising panelled bath with shower attachment over, low level WC, wash hand basin, heated towel rail and obscured window to rear aspect.

## OUTSIDE

The property benefits from an enclosed rear garden, predominantly laid to lawn, offering an excellent space for both relaxing and entertaining.











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

Guide Price £450,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



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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**Approximate Gross Internal Area 834 sq ft - 77 sq m**

Ground Floor Area 424 sq ft - 39 sq m

First Floor Area 410 sq ft - 38 sq m

