



Victoria Street, Cambridge, CB1 1JP

**CHEFFINS**

## Victoria Street

Cambridge,  
CB1 1JP

A highly unique opportunity to acquire this individual residence, offering flexible accommodation across the two floors, occupying a most convenient and highly sought after central location with an ease of access to the wealth of amenities the vibrant city centre has to offer while still retaining a most delightful traffic free position.



**Guide Price £420,000**





### **PANELLED GLAZED ENTRANCE DOOR**

leading through into:

### **ENTRANCE HALLWAY**

with radiator, stairs rising to first floor accommodation and door leading through into:

### **BEDROOM**

with stone effect flooring, extensive range of understairs built-in storage units fitted with railings and shelving, space and plumbing for washer/dryer, multiple power points, inset LED downlighters, radiator, cupboard housing electric meter and consumer unit, windows to side aspect with privacy glass, set of panelled glazed doors leading out onto front aspect also fitted with privacy glass.



### **KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers with rolltop work surface with inset one and a quarter sink with hot and cold mixer tap and drainer to side, integrated 4 ring electric hob with tiled splashback and oven below, integrated fridge/freezer, double glazed Velux skylight out onto side aspect.

### **BATHROOM**

comprising of a three piece suite with combined shower/bath with wall mounted shower head with mixer bath tap, low level w.c. with hand flush, wash hand basin with hot and cold taps, tiled surround, wall mounted lights, shaver point, mirrored cupboard, double glazed skylight out onto side aspect.

### **ON THE FIRST FLOOR**


### **OPEN PLAN LIVING/DINING ROOM**

with stone tiled effect flooring, wall mounted uplighters, double panelled radiator, double glazed sash window to front aspect and opening through into:

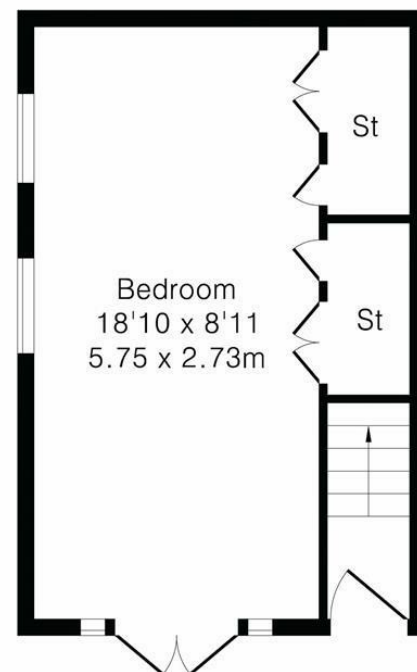
### **INNER HALLWAY**

with further built-in storage cupboards, wall mounted gas fired Combi boiler providing hot water and heating for the property.

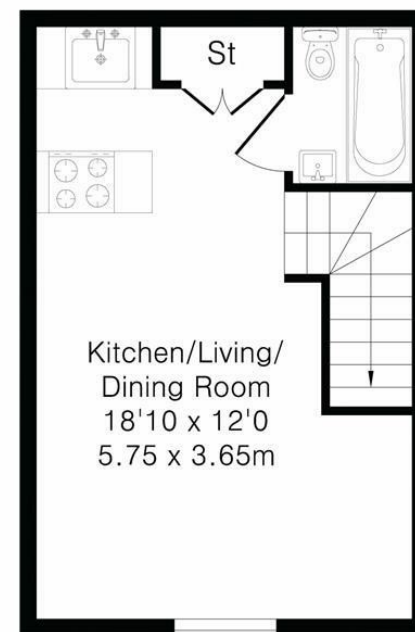


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approximate Gross Internal Area 452 sq ft – 42 sq m  
 Ground Floor Area 226 sq ft – 21 sq m  
 First Floor Area 226 sq ft – 21 sq m



Ground Floor



First Floor

Guide Price £420,000

Tenure – Freehold

Council Tax Band – A

Local Authority – Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.