



Victoria Road, Cambridge, CB4 3BW

CHEFFINS

## Victoria Road

Cambridge,  
CB4 3BW

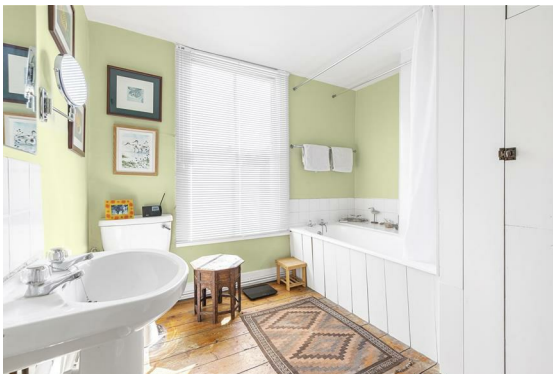
- Victorian Townhouse
- Flexible Accommodation Arranged Over Four Floors
- Lower Ground Floor Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Expansive Top Floor Bedroom
- Private Courtyard Garden Which Extends Further And Benefiting From Rear Access
- Offered With No Onward Chain
- Off-Road Parking
- Planning Permission Granted, Further Details Available

A handsome and imposing four-storey Victorian townhouse, prominently positioned at the Mitcham's Corner end of Victoria Road, offering a host of desirable features, including a generous south-facing garden and the added convenience of off-street parking, conveniently situated just moments from Jesus Green, this residence provides period charm within a highly sought-after location.

2 1 3

Guide Price £600,000





## LOCATION

Victoria Road is a well-connected and vibrant street located in the heart of Cambridge, offering residents easy access to a wealth of local amenities and services. The area is just a short walk from the bustling Mitcham's Corner, where you'll find an array of shops, cafes, and restaurants, including popular spots like Stir Bakery and Thirsty Cambridge. For grocery needs, a nearby Aldi and Co-op provide convenient options, while the Grafton Centre and Cambridge city centre are within easy reach for more extensive shopping and dining experiences. Victoria Road is also close to several green spaces, such as Jesus Green and Midsummer Common, ideal for outdoor activities and leisurely walks by the River Cam. The location benefits from excellent transport links, with frequent bus services and cycling routes connecting you to Cambridge Railway Station, the Science Park, and other key areas of the city. For those commuting by car, the A14 and M11 are easily accessible, making Victoria Road a highly desirable location for those seeking a blend of urban convenience and connectivity.

## **PANELLED ENTRANCE DOOR**

with transom window above leading into:

## **ENTRANCE HALLWAY**

with inset footwell, radiator, stairs rising to first floor accommodation and panelled doors leading through into respective rooms.

## **DRAWING ROOM**

with picture rail, ceiling rose, exposed original timber flooring, radiator, sash window to front aspect with panelled double doors leading into:

## **SITTING ROOM**

with picture rails, cast iron fireplace with tiled surround and hearth, wooden mantel over, fitted timber shelving in recess of chimney breast, exposed timber flooring, double panelled radiator, sash window overlooking garden, opening through into staircase leading into lower ground floor.

## **OPEN PLAN KITCHEN/DINING ROOM**

Kitchen area comprises a collection of base mounted storage cupboards and drawers with a stone work surface with inset sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with extractor hood above and oven below, space and plumbing for dishwasher and washer/dryer, space for fridge/freezer, wall mounted Worcester gas fired combi boiler providing hot water and heating for the property, original stone quarry tiles, exposed timber beams, wall mounted lighting and panelled door leading through into understairs storage cupboard fitted shelving perfect as a pantry, panelled glazed door leading into rear entrance lobby, opening through into Dining Room area with continuation of flooring, feature fireplace with

painted brick surround and wooden mantel, fitted shelving and cupboard in recess of chimney breast, panelled timber door providing access into pantry store, window overlooking garden, radiator, window fitted with privacy glass out onto front aspect.

## **REAR ENTRANCE LOBBY**

with tiled flooring, panelled glazed door leading out to garden, timber door leading into:

## **CLOAKROOM**

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, radiator, tiled flooring, wall mounted mirror, window fitted with privacy glass out onto rear aspect.

## **ON THE FIRST FLOOR**

### **LANDING**

with door leading to stairs to second floor accommodation, panelled doors leading through into respective rooms, sash window overlooking garden enjoying the southerly aspect.

### **PRINCIPAL BEDROOM**

A most expansive room with wood effect flooring, radiators, double glazed Velux skylights to both front as well as rear aspect overlooking garden and enjoying the southerly aspect.

### **BEDROOM 2**

with exposed original timber flooring, built-in wardrobes fitted with railings and shelving built into the recess of the chimney breast, large bench style storage and further panelled door providing access into storage cupboard fitted with shelving, radiator, set of sash windows out onto front aspect.

## **FAMILY BATHROOM**

comprising of a three piece suite with combined shower and bath with panelled bath, separate hot and cold bath taps with wall mounted shower head, tiled surround, low level w.c., with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wall mounted mirror above, panelled door providing access into large storage cupboard with fitted shelving, exposed timber flooring, radiator, LED downlighters, sash window overlooking garden.

## **OUTSIDE**

To the front the property is approached off Victoria Road via a pedestrian pathway.

To the rear of the property is a split-level garden with initial tiled area led directly off the rear part of the property providing a wonderful space to both relax and entertain with outside tap, raised bedding, covered pergola and a panelled door leading through to brick built external store and adjacent to this are some concrete steps leading up to the remainder of the garden which is principally paved with a timber storage shed and to the very rear of the garden is a set of double timber gates providing vehicle access onto the garden doubling up as an opportunity for off-street parking for the property.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(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

Guide Price £600,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge

Approximate Gross Internal Area 1305 sq ft – 121 sq m

Lower Ground Floor Area 357 sq ft – 33 sq m

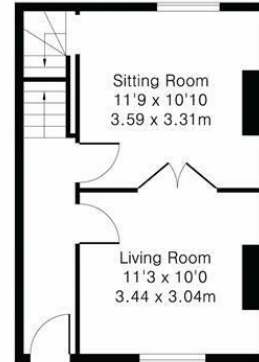
Upper Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 317 sq ft – 29 sq m

Second Floor Area 313 sq ft – 29 sq m



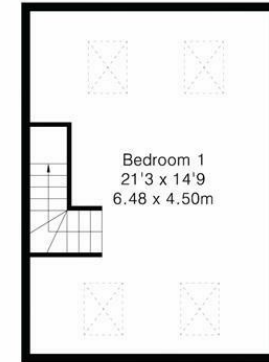
Lower Ground Floor



Upper Ground Floor



First Floor



Second Floor



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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.