



Norwich Street, Cambridge, CB2 1ND

CHEFFINS

## Norwich Street

Cambridge,  
CB2 1ND

- End Of Terrace
- Three Bedrooms, One Of Which Is En Suite
- Formal Dining Room
- Cellar
- Off Road Parking
- Offered With No Onward Chain

A highly charming end of terrace Victorian residence, in need of sympathetic improvement and updating, benefitting from off road parking, situated in this highly sought after and most convenient residential street, with close proximity to the city centre, Cambridge Station and other major commuter links.

3 2 3

Guide Price £775,000





## LOCATION

Norwich Street in Cambridge is centrally located, offering close proximity to a range of amenities and excellent transport links. Just a short walk from the lively city centre, it provides easy access to independent shops, cafes, and restaurants, as well as major retail destinations like The Grafton Centre and Grand Arcade. Cambridge railway station is also within easy walking distance, making commuting straightforward. Public transport, including frequent bus services, ensures excellent connections across the city and beyond. For outdoor leisure, Parker's Piece and the University Botanic Garden are close by, providing pleasant green spaces. The area is also ideal for cyclists, with dedicated cycle paths leading to key locations.

## **PANELLED ENTRANCE DOOR**

with stained glass picture light above leading into:

## **ENTRANCE HALLWAY**

with coved ceiling, inset footwell, double panelled radiator, stairs rising to first floor accommodation, panelled glazed doors leading to respective rooms.

## **DINING ROOM**

with coved ceiling, double panelled radiator, window to side aspect, sash window to front aspect.

## **SITTING ROOM**

split into two rooms, the front part having coved ceiling, double panelled radiator, wall mounted uplighting, opening through into second part of the room with fireplace with tiled surround, wooden mantel and tiled hearth, wall mounted uplighters, double panelled radiator, window to rear aspect, set of panelled glazed doors leading through into:

## **SUN ROOM**

with pitched roof, exposed brick walling, radiator, wall mounted lighting, double glazed windows and door leading out onto courtyard.

## **KITCHEN**

comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect work surface with inset one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with decorative tiled splashback, extractor hood above, integrated Hotpoint double oven, space for fridge and freezer, space and

plumbing for dishwasher and washing machine, further storage units include display cabinets, double panelled radiator, coved ceiling, sash window to side aspect.

## **ON THE FIRST FLOOR**

### **LANDING**

with radiator, window to rear aspect and panelled doors leading into respective rooms.

### **SHOWER ROOM**

comprising a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, large airing cupboard housing hot water cylinder with fitted timber shelving, inset LED downlighters, radiator, extractor fan, sash window fitted with privacy glass out onto side aspect.

### **BEDROOM 1**

with an extensive range of built-in wardrobes fitted with railings and shelving, double panelled radiator, sash window to front aspect, panelled door leading through into:

### **ENSUITE BATHROOM**

comprising a three piece suite with combined shower and bath with wall mounted shower head and hot and cold bath tap, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall mounted mirror, wall mounted light, shaver point, extractor fan.

### **BEDROOM 2**

with feature cast iron fireplace, fitted wardrobes in the recess of the chimney breast, loft access, ceiling rose, wall mounted lighting, double panelled radiator, moulded corning, sash window to front aspect.

### **BEDROOM 3**

with built-in wardrobes fitted in the recess of the chimney breast, feature cast iron fireplace with wooden mantel, double panelled radiator, sash window to rear aspect.

### **OUTSIDE**

To the rear of the property is a block paved area which is multi-functional, its principal intended use being off-street parking. The current owners have enclosed a section of it using pots to create a temporary outdoor seating area. Just off this block paved area is a panelled door providing access to the CELLAR with steps leading down which is split into two chambers fitted with power and lighting with brick flooring housing the utility meters and space for washer/dryer, window to front aspect. The second chamber accessed via a panelled door leads to a further area fitted with power and lighting and provides a useful storage space.





| 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 |

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Tenure - Freehold

Council Tax Band - F

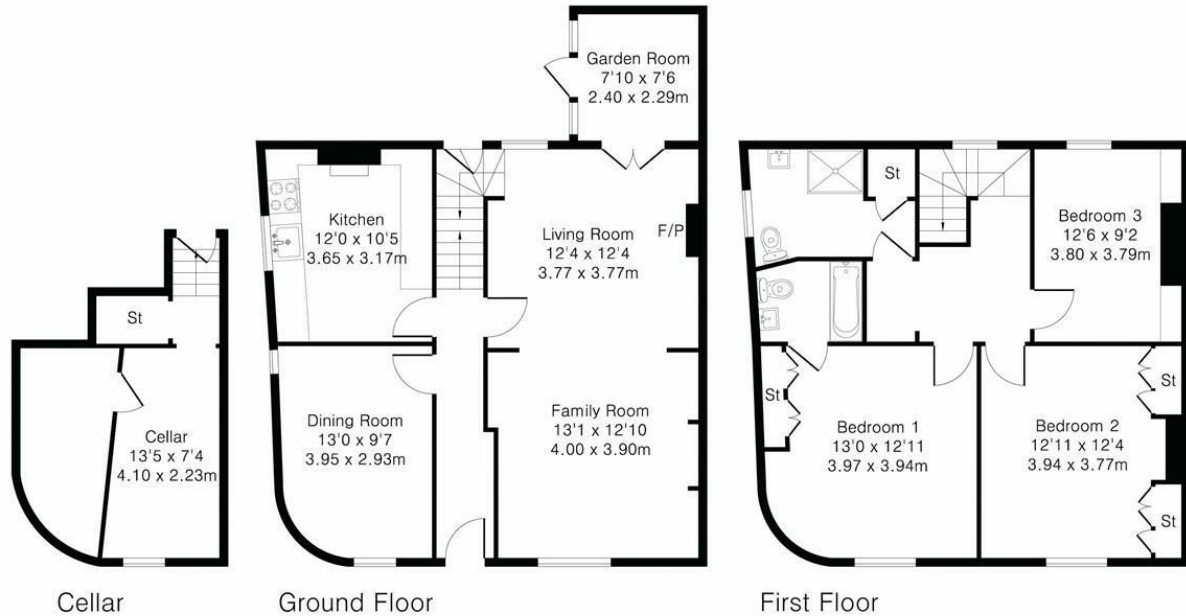
Local Authority - Cambridge

**Approximate Gross Internal Area 1579 sq ft - 147 sq m**

Cellar Area 190 sq ft - 18 sq m

Ground Floor Area 726 sq ft - 67 sq m

First Floor Area 663 sq ft - 62 sq m



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.