



Norwich Street, Cambridge, CB2 1NE

CHEFFINS

Norwich Street

Cambridge,
CB2 1NE

- Handsome Victorian Terraced Home
- Two Bedrooms
- Private Rear Garden
- Accommodation Across Three Floors
- Seperate Sitting Room
- Chain Free

An attractive and well-proportioned Victorian mid-terraced home offering well-presented accommodation arranged over three floors, with a private, low-maintenance rear garden. The property occupies a highly sought-after position on the no-through road of Norwich Street, within close proximity to the city centre and train station.



Guide Price £675,000





LOCATION

Norwich Street is a highly regarded and exceptionally well-placed residential road located just off Hills Road in central Cambridge. This quiet no-through street offers a peaceful setting while remaining within easy walking distance of the city centre, Cambridge railway station, the Botanic Gardens, and a wide range of independent shops, cafés, and restaurants. The area is popular with professionals and families alike due to its excellent transport links, vibrant local amenities, and proximity to leading schools, university departments, and major employment hubs such as the Biomedical Campus and Addenbrooke's Hospital.

PANELLED ENTRANCE DOOR

with transom window above, leading through to:

ENTRANCE HALL

With stairs rising to first floor accommodation, pannelled door through to SITTING ROOM and opening into:

DINING ROOM

With coved ceilings, open understairs storage area as well as fitted cupboards, sash window out onto rear aspect and opening through into:

KITCHEN

Comprising a range of wall and base-mounted storage cupboards and drawers with soft-close fittings, stone-effect worksurfaces, and an inset stainless-steel sink with mixer tap and drainer. Integrated appliances include a 4-ring hob with oven below and extractor hood above, as well as a concealed dishwasher, with space provided for a fridge/freezer. Additional features include inset LED downlighters, coved ceilings, and a double-glazed window overlooking the garden, along with a panelled door giving direct access outside.

A utility area is located adjacent, housing the wall-mounted gas-fired boiler and providing a door through to the bathroom.

BATHROOM

Comprising a three-piece suite with a panelled bath and wall-mounted shower with glazed screen, low-level W.C. with concealed dual-flush system, and a hand wash basin with mixer tap. The room benefits from tiled surrounds and flooring, a heated towel rail, inset LED downlighters, an extractor fan, and a double-glazed window to the rear aspect.

SITTING ROOM

With coved ceilings, LED downlighters, radiator and sash window to front aspect.

FIRST FLOOR

LANDING

With stairs rising to second floor and panelled doors leading through into respective rooms starting with:

BEDROOM 1

With a range of fitted wardrobes and cupboards, radiator and window to front aspect.

BEDROOM 2

With radiator and window to rear aspect.

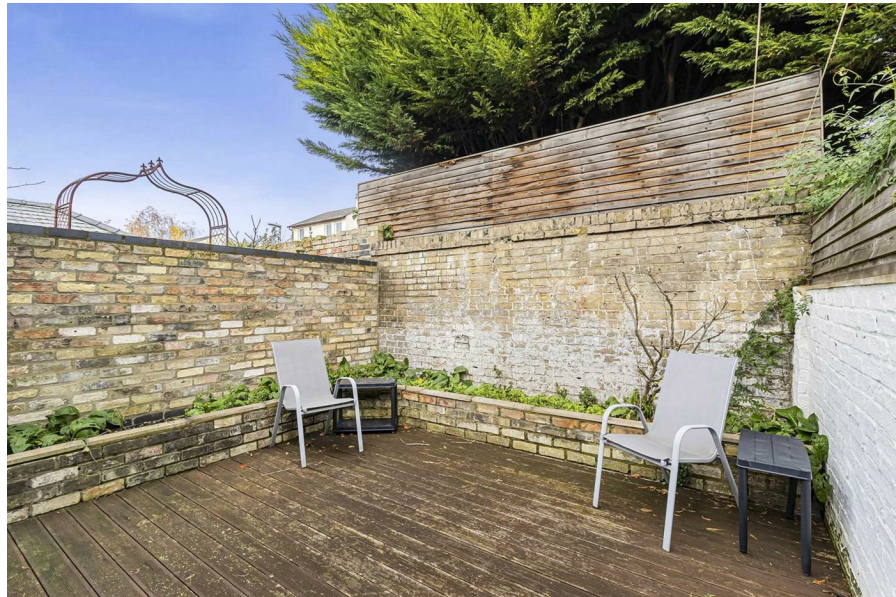
LOFT ROOM

Featuring pitched ceilings with inset LED downlighters, in-eaves storage cupboard, radiators, and a Velux skylight to the rear aspect.

OUTSIDE

To the front, the property is approached off Norwich Street via the pedestrian walkway and front entrance door.

To the rear, there is a low maintenance walled garden, principally laid to decking and bordered via brick built raised beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(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 - D

Local Authority - Cambridge

Approximate Gross Internal Area 1005 sq ft - 94 sq m

Ground Floor Area 512 sq ft - 48 sq m

First Floor Area 333 sq ft - 31 sq m

Second Floor Area 160 sq ft - 15 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 practice. 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.