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7 Victoria Park, Cambridge, CB4 3EJ

A substantial semi-detached bay-fronted Victorian Residence boasting open plan kitchen/dining room, 4 double bedrooms, a private garden and off-road parking, situated in this highly sought-after development just north of the river.

- 4 Double Bedrooms
- Open Plan Kitchen/Dining
- 3 Floors
- Private Garden
- Off Street Parking

Guide Price **£850,000**

ACCOMMODATION with approximate room sizes.**COVERED ENTRANCE PORCH**

with outside light, tiled flooring, panelled glazed entrance door, leading into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, inset LED downlighters, radiator, under stairs storage cupboard, understairs cloakroom.

CLOAKROOM

comprising two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled splashback, shaver point, double panelled radiator, extractor fan, light.

LIVING ROOM

with coving, inset LED downlighters, fireplace with stone hearth and mantelpiece, wooden flooring, double panelled radiator, single glazed original bay window providing views over Victoria Park.

DINING ROOM

with coving, inset LED downlighters, fireplace with stone hearth, mantelpiece, double panelled radiator, engineered wood flooring, single glazed sash window overlooking garden.

KITCHEN/BREAKFAST ROOM

comprises a wealth of both wall and base mounted storage cupboards and drawers with glossy stone work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, decorative tiled splashback, 4 ring inset gas hob with oven below and extractor fan above, stainless steel splashback, integrated washing machine, dishwasher, space for fridge/freezer, double glazed sash window overlooking garden, inset LED downlighters.

Breakfast area with inset LED downlighters, double panelled radiator, space for an additional fridge/freezer, door leading into storage cupboard housing Vaillant gas fired boiler, access to the garden and to the side, double doors to the rear leading out to decking.

ON THE FIRST FLOOR**SPLIT-LEVEL LANDING**

with inset LED downlighters. Stairs rising to second floor.

FAMILY BATHROOM

comprising three piece suite with combined





shower and bath with wall mounted shower head and hot and cold mixer taps, concertina shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled splashback, door to airing cupboard housing hot water tank and fitted timber shelves, single glazed sash window fitted with privacy glass out to side aspect, radiator, LED downlighters, extractor fan, shaver point.

BEDROOM 2

with inset LED downlighters, radiator, single glazed sash window to front aspect and single glazed bay window overlooking Victoria Park.

BEDROOM 3

with inset LED downlighters, radiator, single glazed sash window to rear aspect.

BEDROOM 4

with inset LED downlighters, radiator, single glazed windows to side and rear aspect.

ON THE SECOND FLOOR

LANDING

with LED downlighters, double glazed window to rear aspect. Door leading to:

MASTER SUITE

with inset LED downlighters, door into eaves storage, double panelled radiator, set of double glazed Velux skylights, opening into:

ENSUITE SHOWER ROOM

comprising three piece suite with walk-in shower with wall mounted shower head and jets with glazed sides, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled splashback, open storage area below, double panelled radiator, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass to rear aspect.

OUTSIDE

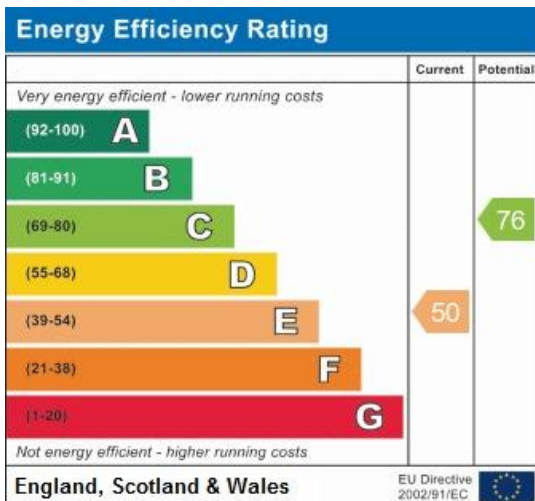
The garden is principally laid to lawn with an additional decking area ideal space for al fresco dining. To the rear of the garden there is a high brick wall which provides an excellent sense of privacy, mature shrubs bordering the property and paved pathway round to the securely gated side access leading out to the front of the property.





Approx. gross internal floor area 131 sqm (1400 sqft)

Not to scale, for guidance purposes only



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.