



Bush & Co.





## 181 Victoria Road, Cambridge, CB4 3LF

£475,000 Freehold



Energy Rating Band E

181 Victoria Road, is a superbly presented 2-bedroom family home, positioned on a corner plot offering open plan living with accommodation arranged over 2 floors measuring nearly 800 SQFT. The property is positioned in a fabulous location, moments away from Jesus Green and other green spaces, and pleasant riverside walks, taking you directly into the city.

In brief the accommodation comprises; entrance porchway with space for coats and footwear. The living/dining room is a fantastic space, open plan in design, dual aspect windows make this light bright and airy, there are stairs raising to the 1st floor and under stair bespoke storage cupboards.

The modern kitchen, has a range of cabinets and drawers, ample worksurfaces, oven, 4 ring gas hob with extractor above, space and plumbing for various appliances, contemporary splash back tiling, dual aspect windows, part glazed door to side garden and parking space.

On the first floor there are 2 double bedrooms located off a central landing. The principal bedroom is a great size double, filled with natural light and has built in wardrobes. Bedroom 2 again is a double.

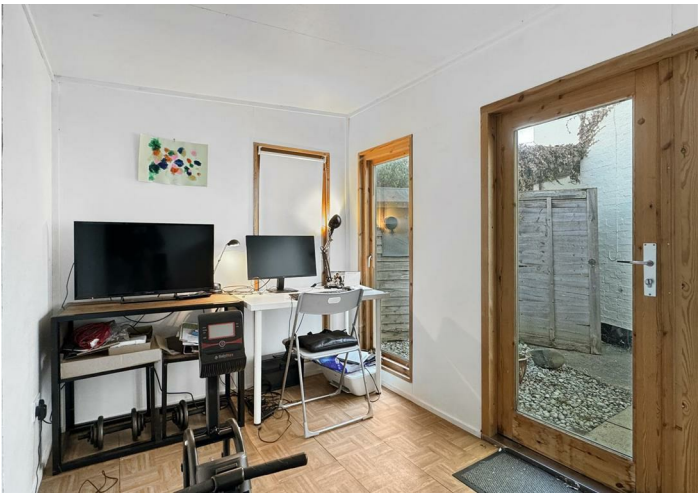
The family bathroom has a corner bath, separate shower cubicle, hand wash basin, WC and is finished with stylish floor to ceiling tiling.

Outside; the property benefits from side and rear gardens and also has very handy off-street parking. The private side garden has been landscaped, and has a useful garden studio with power connected, suitable for a variety of uses including home working. The rear courtyard garden is low maintenance and enclosed by high brick wall and fencing.

### Location

Victoria Road is located off Mitchams Corner, the river Cam and Jesus Green, allowing easy and convenient access to both City Centre and Milton Road Science Park, A14, M11 and mainline railway station to London's Kings Cross and Liverpool Street. Within close proximity are a range of local services and retailers.







## Exceptional service in Cambridge and the surrounding villages

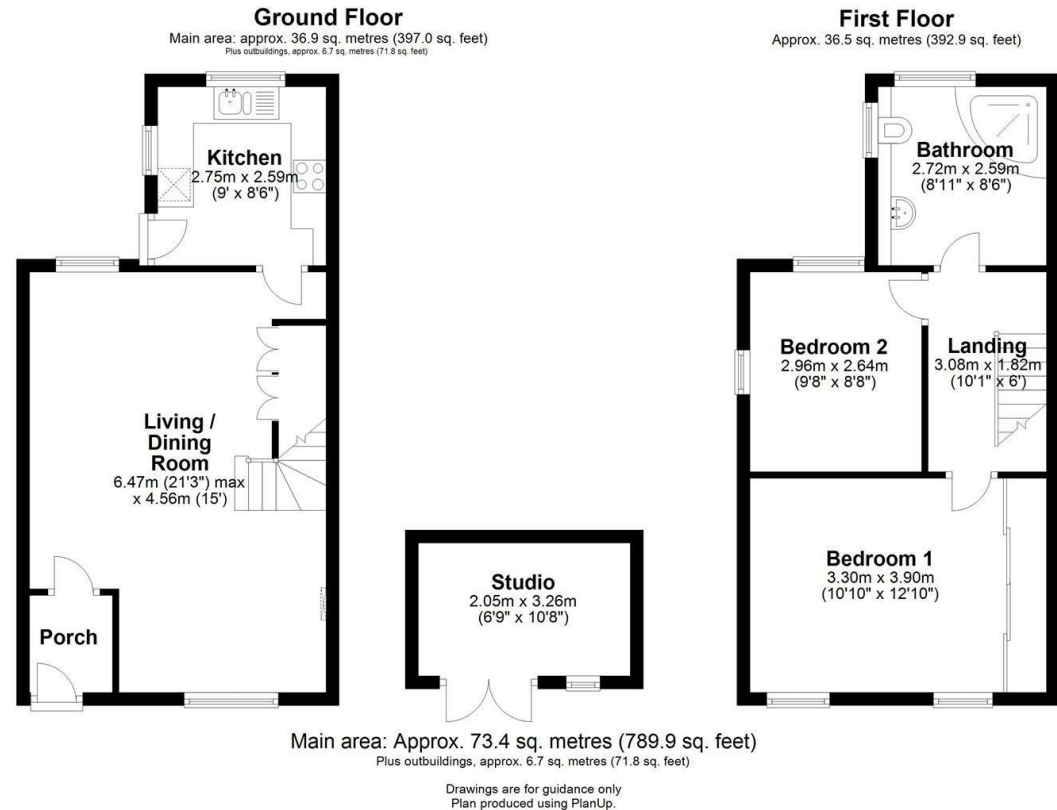
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## Further Information

Tenure - Freehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road  
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