



81 Victoria Road, Cambridge, CB4 3BS  
Guide Price £725,000 Freehold



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**AN ATTRACTIVE BAY-FRONTED VICTORIAN HOME OF 1372 SQFT / 127 SQM WITH A SOUTH-FACING GARDEN, A SHORT WALK FROM JESUS GREEN & THE CITY CENTRE, ENJOYING A PROMINENT POSITION IN THIS FRIENDLY NEIGHBOURHOOD.**

- 1372 sqft / 127 sqm
- 3 bed, 3 recep, 2 bath
- 121 sqm / 0.03 acre
- Gas-fired heating to radiators
- Council tax band - D
- Mid-terraced house
- Permit parking
- 1888
- EPC – D / 60

No. 81 Victoria Road is a well-presented, double-bay Victorian terraced house of brick elevations under a slate roof, dating back to 1888. The property has been thoughtfully extended and designed with modern living in mind and has a delightful private south-facing garden. The house forms part of a friendly community situated opposite Victoria Park, a 4-minute cycle from Jesus Green and just 7 minutes from Cambridge Market Square.

The property is entered via a stained glass door with fanlight over, leading to an entrance hall, which has understairs storage and stairs to the first floor, finished with original wood flooring, which continues through to the main reception room. There is a bay-fronted living room with a feature fireplace, contrasted by an attractive surround and tiled hearth. An adjoining dining room benefits from southerly aspects and has a serving hatch to the kitchen. There is a study and a shower room including a low-level W.C. Completing the ground-floor accommodation is a kitchen, which has been fitted with solid wood units and finished with granite worktops; integrated appliances include a double oven and a four-ring gas hob with an extractor over.

Upstairs, the bedrooms are arranged over two floors, the first housing beds 1 and 2 and a large bathroom, which benefits from a dual aspect and has a modern four-piece suite including a delightful roll-top bath. Bedroom 2 has a cast-iron fireplace and the bay-fronted master bedroom has comprehensive built-in cupboards. Stairs from the landing lead up to bedroom 3, which also has a feature fireplace and exposed beams.

Outside, the front of the property is set slightly back from the road behind a small front garden and a low brick wall. Residents Permits are available via the Castle Hill parking scheme, which gives parking access to various streets including Victoria Road, Garden Walk, Primrose Street and Corona Road. At the rear of the property, there is a partially walled south-facing garden, which has been mainly paved, slated and shingled for ease of maintenance. The garden offers a superb degree of privacy and is a real suntrap. There is a storage shed and a secure gate providing solar lit pedestrian access back to the front of the property via Fisher Street.

#### **Location**

Victoria Road lies about 0.75 miles to the north of Cambridge City Centre within easy walking or cycling distance of Jesus Lock, Jesus Green and Midsummer Common. There is excellent neighbourhood shopping on Victoria Road, Histon Road and nearby Mitchams Corner, including a local farm shop, the popular Stir cafe and bakery, local butchers and a choice of pubs and restaurants.

Transport links are excellent with regular bus services and cycle routes to the city centre. Both Cambridge and Cambridge North Railway Stations are just a couple of miles away from the property. The River Cam, Jesus Green and Midsummer Common are also just over half a mile away.

Mayfield and Park Street Primary schools are also just half a mile away, both are Ofsted rated as "Good".

#### **Tenure**

Tenure

#### **Services**

Main services connected include: water, electricity, gas and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

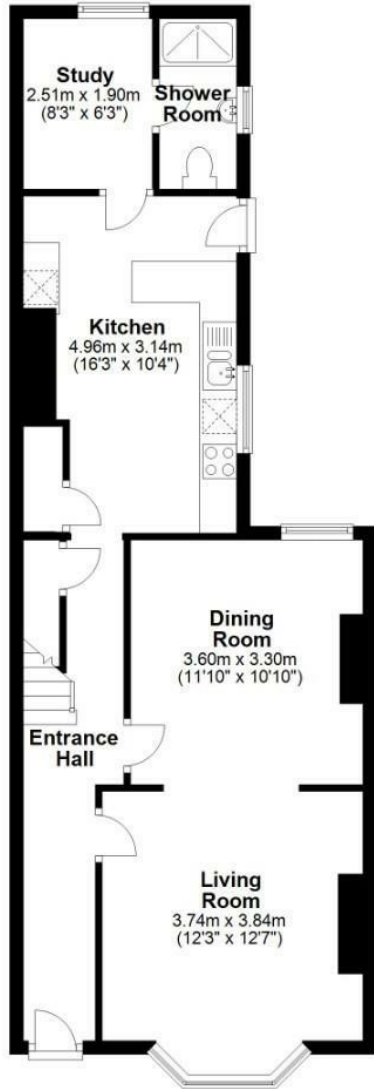
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





### Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



### First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



### Second Floor

Approx. 19.4 sq. metres (209.2 sq. feet)



Total area: approx. 127.5 sq. metres (1372.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



