



43 Norfolk Terrace, Cambridge, CB1 2NG
Guide Price £700,000 Freehold



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A CHARMING, 3 BEDROOM VICTORIAN TOWNHOUSE PROVIDING WONDERFUL ACCOMMODATION WITH A STYLISH MODERN DESIGN AND SOUTH-FACING REAR GARDEN, OCCUPYING A PEACEFUL POSITION IN THE HEART OF PETERSFIELD.

- 925 sqft / 86 sqm
- 3 bed, 2 recep, 1 bath
- South-facing rear garden
- Gas-fired heating to radiators
- EPC – C / 76
- Mid-terrace house
- 121 sqm / 0.03 acre
- Residents permit parking
- Victorian
- Council tax band - D

This Victorian mid-terrace house on Norfolk Terrace occupies a quiet location, off the beaten track, in this prime central residential area, moments from the city centre. The property has been creatively extended and improved to provide modern living accommodation with a high degree of natural light and open-plan space on the ground floor level.

Upon entering the property, an enclosed reception hall has a staircase rising to the first-floor accommodation and a door opening to the first reception room. This private sitting room with attractive wood flooring and built-in storage leads to an impressive open-plan dining room and contemporary kitchen area with modern units, a central island, part-glazed roof and glazed sliding doors opening to the garden. There is a mix of integrated appliances and freestanding goods that the seller is willing to leave.

Upstairs, the first-floor landing leads to a luxurious bathroom suite with a separate shower cubicle and two spacious double bedrooms. The second-floor double bedroom provides extensive built-in storage.

Outside, there is a private south-facing rear garden, which adjoins Mill Road cemetery. The split-level garden is predominantly laid to paving slabs and is part-walled. There is a small circular lawn and shrubs.

The property is being sold with no onward chain.

Location

Norfolk Terrace, which is just off Norfolk Street, forms part of an established, predominantly residential area which is within walking or cycling distance of the city centre, Grafton Centre and the river. It is also within easy reach of many of the University departments and the railway station. There is local shopping in the immediate vicinity in Norfolk Street and the property stands within the catchment area for St Matthew's and Parkside schools. In addition there is pay and display parking on Norfolk Street and a residents permit parking scheme in operation. Annual permits are available to purchase via Cambridge City Council.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

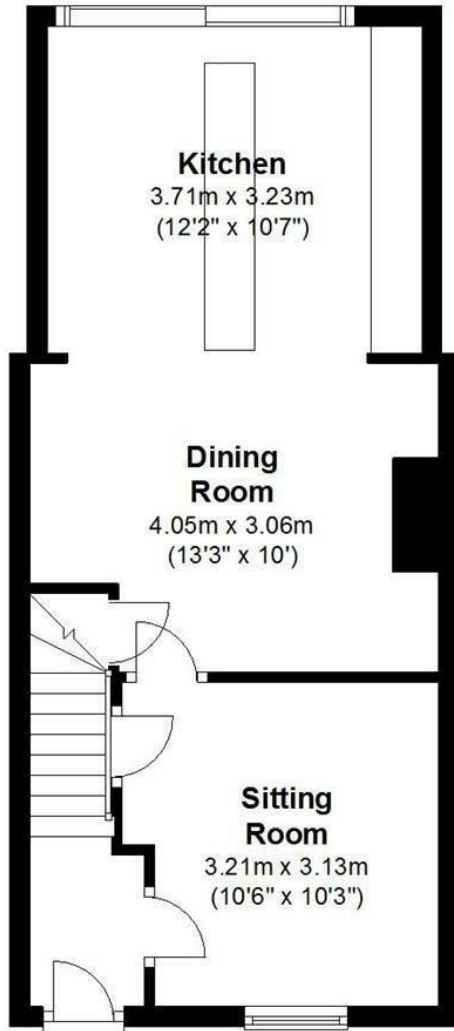
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

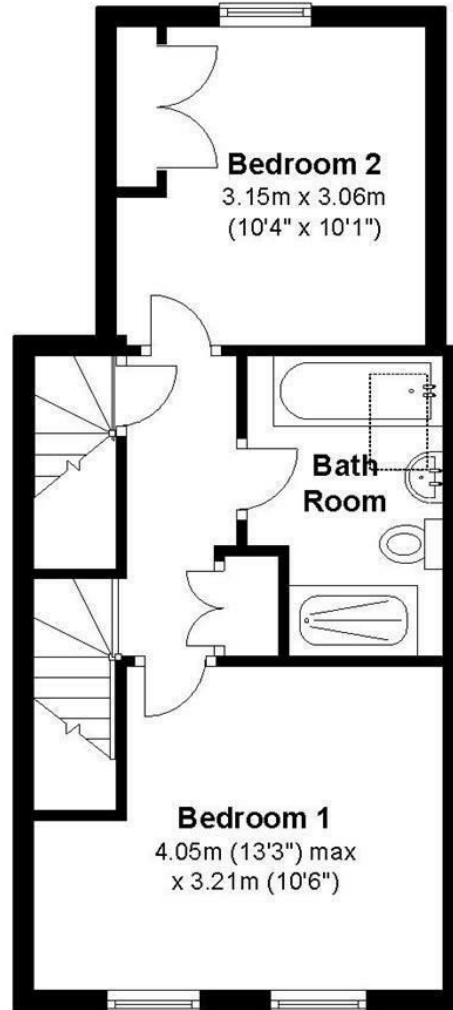
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor

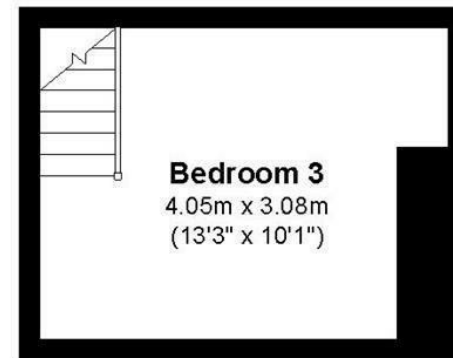


First Floor



43 Norfolk Terrace Cambridge

Second Floor



Approx. gross internal floor
area 86 sqm (925 sqft)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | 76 | |
| (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 | |

