



223 Victoria Road, Cambridge, CB4 3LF
Guide Price £550,000 Freehold



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A MUCH IMPROVED VICTORIAN TERRACED HOUSE WITH A CUSTOM-MADE 'NORFOLK BEACH HUT' STUDIO, OFFERING A PRIVATE SOUTH-EAST FACING GARDEN AND ENJOYING A PROMINENT NEAR CENTRAL CITY LOCATION.

- 901 sqft / 83 sqm
- 3 bed, 1 recep, 1 bath
- Plot size - 0.04 acres
- Victorian
- EPC – D / 65
- Mid terraced house
- Permit parking
- Gas-fired heating to radiators
- Norfolk Beach Hut studio with underfloor heating
- Council tax band - C

This quite unique Victorian terraced home offers more than meets the eye, and enjoys a prominent city location just north of the river and less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The house is double-glazed, has gas-fired, central heating and benefits from a new combi-boiler, refurbished feature fireplaces, redecorated kitchen and bathroom with Farrow & Ball paint schemes throughout. The original two front rooms have been opened up to create one large living space with painted wooden flooring and two fireplaces, one of which includes a wood-burning stove. The entrance porch leads into an inner hall with a useful understairs storage cupboard and stairs leading to the first floor. The kitchen has been fitted with a range of base and eye-level units and finished with solid oak worktops, coupled with various integrated AEG appliances. A rear lobby provides further storage and a door to the rear garden. Completing the ground floor accommodation is a refitted bathroom with Heritage sanitaryware, complemented by Mandarin Stone tiling. Finally, there is a single laundry cupboard for an integrated washer/dryer.

Upstairs are three bedrooms, two of which are comfortable doubles. The landing provides access to an insulated loft.

Outside there is Residents' Permit Parking available via the Victoria parking scheme, which gives parking access to various nearby streets. The south-east facing garden is very tranquil, benefitting from a south-facing terrace, well suited to alfresco dining. The remainder is laid to lawn and stocked with a variety of mature shrubs, plants and fruit trees including a "Blenheim Orange" apple. There is also a walnut, fig, greengage, mock orange, two bays, a lime and a fruiting grape vine.

A noteworthy feature of the house is a bespoke beach hut with a vaulted ceiling, designed and constructed by hand by Norfolk Beach Huts. It has underfloor heating, lighting and insulation, offering plenty of versatility to suit individual purchaser's needs.

Location

Victoria Road is a prominent residential location, close to Mitcham's Corner and just under a mile away from Cambridge City centre. The area is within easy reach of a wide range of local amenities on Histon Road and the Castle Hill area, making it convenient for work and socialising, whilst being the perfect spot to easily reach the wealth of attractions of this iconic and historic city.

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.?

For children, Histon Road Recreation Ground, Shelly Row, Alexander Gardens and Jesus Green, all offer play areas.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band -

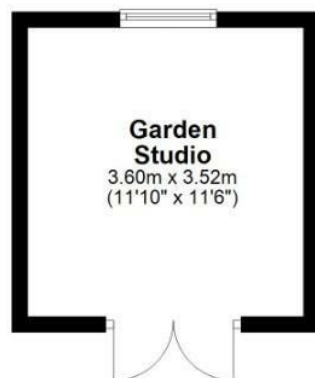
Fixtures and Fittings

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

Viewing

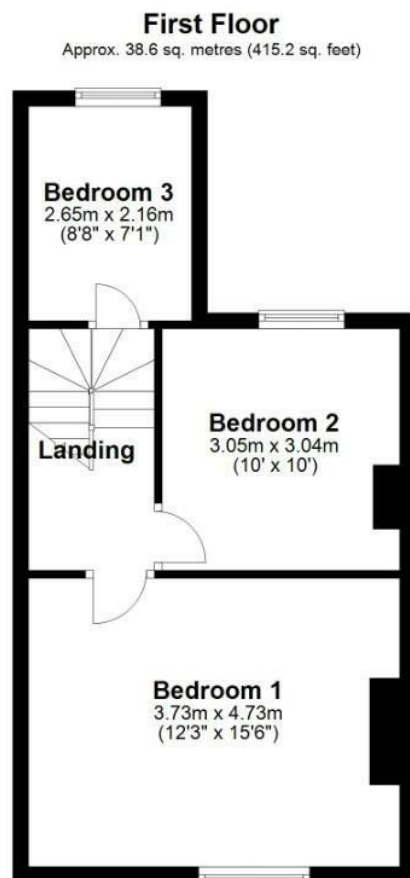
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Main area: Approx. 83.7 sq. metres (901.1 sq. feet)
Plus outbuildings, approx. 12.7 sq. metres (136.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(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

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.

