



5 Victoria Street, Cambridge, CB1 1JP  
Guide Price £715,000 Freehold



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**A CHARMING AND EXTENDED 3-BEDROOM VICTORIAN HOUSE ON VICTORIA STREET, RETAINING ATTRACTIVE PERIOD FEATURES WITH A PRIVATE AND ENCLOSED REAR GARDEN.**

- 990 sqft / 92 sqm
- 3 bedrooms, 2 reception, first-floor bathroom
- Enclosed rear garden with pedestrian access
- Gas central heating system to radiators
- Council tax band - E
- Late Victorian mid-terrace house
- Residents permit parking scheme
- Plot size - 0.03 acres approx
- EPC – D / 59
- No onward chain

This charming late Victorian terrace house offers a prime central location within the Kite area of Cambridge and benefits from three first-floor bedrooms and a large family bathroom.

The property offers well-proportioned accommodation, moments from the historic centre, Christ's Pieces and outstanding schools for all ages.

The accommodation comprises a reception hall, front sitting room with original wood floorboards, an attractive period fireplace and a sash window overlooking the front aspect, an extended dining room with a Velux window and access to the rear garden via sliding doors, a well-equipped kitchen providing a range of matching units and drawers, solid wood working surfaces, an inset sink and drainer, space and plumbing for freestanding appliances, a terracotta tiled floor and access to the rear garden.

Upstairs, the first-floor landing leads to a storage area connecting to the family bathroom and three bedrooms.

Outside, there is an enclosed rear garden with gated rear access. The garden has been designed for low maintenance and is predominantly laid to paving with established borders of various shrubs and lavender.

**Location**

Victoria Street lies between Emmanuel Road and Clarendon Street and forms part of the highly regarded central residential location close to the Grand Arcade, Parker's Piece and Midsummer Common. The street is within a conservation area and the city centre and many facilities offered by the University are all within walking distance.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Fixtures and Fittings**

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

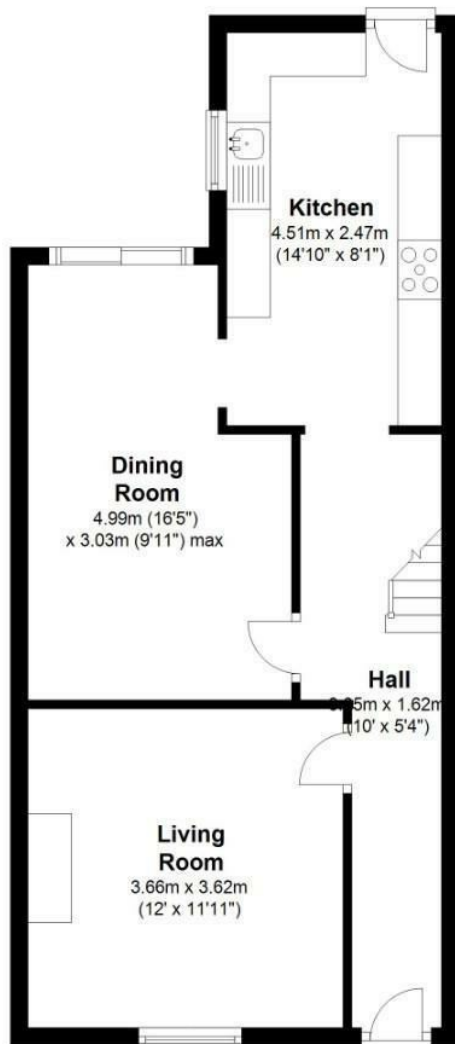
**Viewing**

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



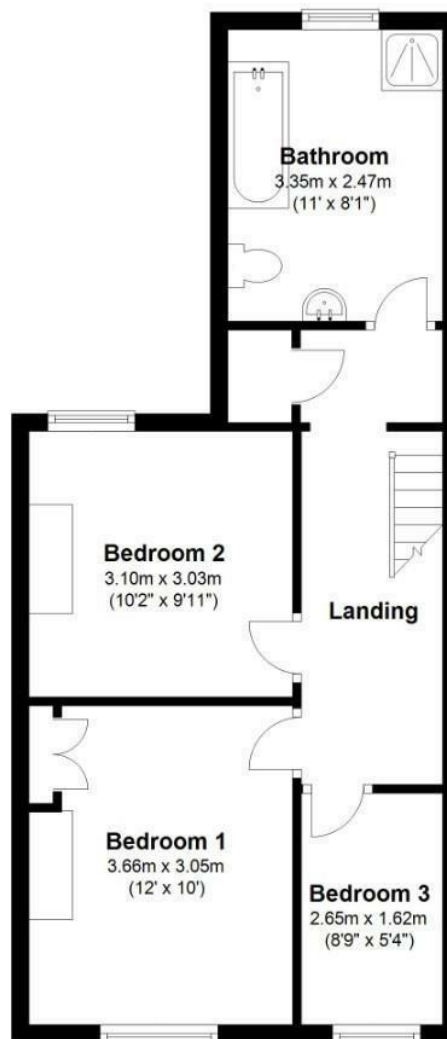
## Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)

All measurements are approximate and for illustrative purposes.

Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

