



2 Victoria Street, Cambridge, CB1 1JP
Guide Price £725,000 Freehold



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A LARGE AND CHARMING VICTORIAN TOWNHOUSE PROVIDING IMMACULATEDLY PRESENTED ACCOMMODATION EXTENDING TO 1123 SQFT WITH A VERSATILE ARRANGEMENT AND COURTYARD GARDEN IN THE HEART OF THE KITE, YARDS FROM CHRIST'S PIECES.

- 1123 sqft / 104 sqm
- 2 bed, 2 recep, 3 bath
- Courtyard garden
- Gas-fired heating to radiators
- Council tax band – Valuation TBC
- Terraced house
- Victorian house
- Residents permit parking
- EPC – D / 65
- No chain

This broad and extended Victorian terrace house on Victoria Street has been significantly improved and updated to provide a sympathetic classic finish, which combines a modern touch with attractive period features typical of the era. The accommodation is arranged over two spacious floors and there is a recently added enclosed private courtyard area to enjoy. The property was originally a three bedroom property and the third bedroom could easily be reinstated if desired.

Access to the accommodation is direct from Victoria Street via the main entrance door, which leads to the reception hall. There is an additional entrance via a shared covered passage adjoining No.1 Victoria Street.

The ground floor accommodation comprises two elegant interlinking reception rooms (one is currently set up as a bedroom) with sash windows to both ends, a period fireplace, picture rails and bespoke recess storage. A rear internal lobby provides useful additional storage and leads to a well-equipped modern kitchen providing ample storage space and a full range of appliances and a large, immaculately presented bathroom suite. Access to the courtyard is from this area.

Upstairs, there are two large and beautifully appointed bedrooms, a separate modern shower room and an impressive ensuite bathroom with dressing area off bedroom one.

Outside, there is a private and fully enclosed courtyard garden with attractive brick floor, which provides space for outside dining and bicycle storage.

The house has a strong rental history for Airbnb and would make a wonderful residential home, yards from the historic centre.

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 - Valuation TBC

Fixtures and Fittings

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

Viewing

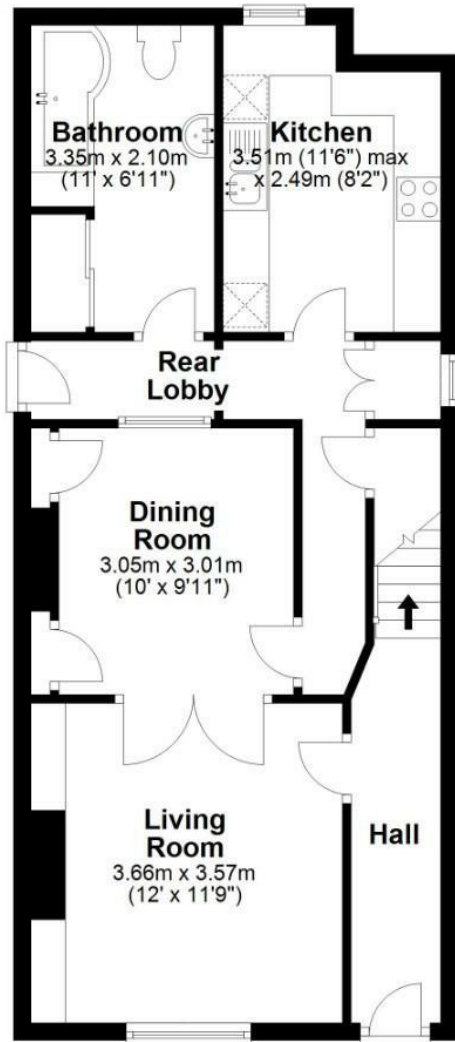
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





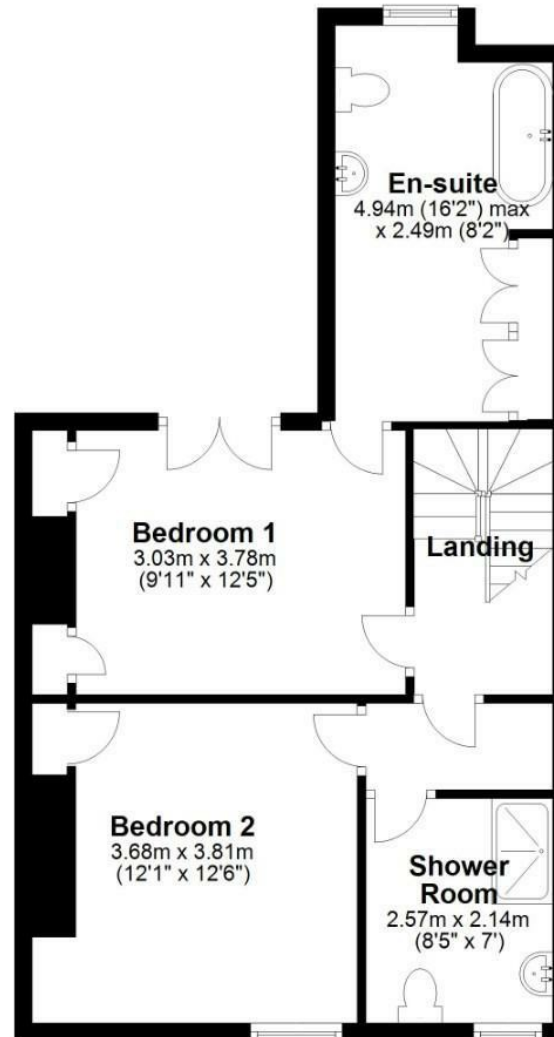
Ground Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.5 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		
(81-91) B		86
(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.



