



Radcliffe & Rust
Residential sales & lettings

98 Norfolk Street, Cambridge CB1 2LF
Guide Price £585,000

Situated in the vibrant heart of Cambridge, Norfolk Street offers a perfect blend of city convenience and neighbourhood charm. Just off East Road and within easy reach of Mill Road, Parker's Piece, and the historic city centre, this sought-after street is ideal for those wanting culture, cafés, and character on their doorstep.

A true local favourite, the Norfolk Street Bakery has become a community staple, earning acclaim including a feature in the Cambridge Edition. Whether grabbing a loaf or settling in for a coffee, this bakery adds a delightful local flavour to the area.

Norfolk Street itself caters to residents with an eclectic mix of independent cafés, eateries, and boutique shops, while larger options at the Grafton Centre and Mill Road are just a short walk away. Excellent transport connections include Cambridge Railway Station, frequent buses, and convenient cycle routes, making commuting or city access straightforward.

The street attracts a diverse mix — from university staff and students to professionals and families — thanks to its proximity to Anglia Ruskin University, University of Cambridge colleges, and key research hubs. With vibrant local amenities and a strong sense of community, Norfolk Street represents a superb central location in one of the UK's most desirable cities.

Radcliffe & Rust are delighted to offer for sale this charming Victorian two-bedroom home, located on the ever-popular Norfolk Street, right in the heart of Cambridge. Just a short stroll from the city centre, Mill Road, and Cambridge railway station, this characterful property combines spacious living with excellent access to local amenities.

Set behind a modest frontage, the property opens into a welcoming hallway which leads to two generous reception rooms. The living room, situated at the front of the property, boasts an attractive period fireplace and large sash window, while the adjoining dining room provides ample space for entertaining or family meals.

At the rear of the property is a fully fitted kitchen, accessed via the dining room. While buyers may choose to modernise this space in time, it is currently well-equipped and entirely functional.

Upstairs, the property features two good-sized double bedrooms, both light-filled thanks to the sash windows, and a family bathroom off the landing. A particular bonus is the fully boarded loft, providing excellent storage or potential for future conversion (subject to planning).

Outside, the rear garden is a low-maintenance but beautifully presented space, featuring a mix of patio and lawn — ideal for enjoying warmer days without the burden

of upkeep.

With its prime central location, bright and spacious interior, and abundant character, this Norfolk Street home represents a superb opportunity for owner-occupiers and investors alike.

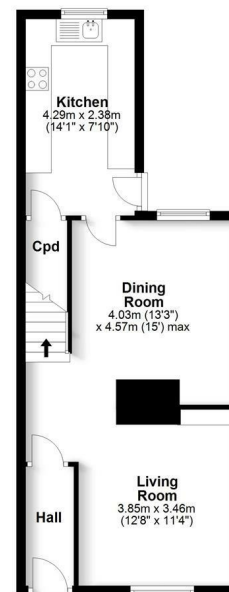
Agent notes

Tenure: Freehold
Council tax band: D





Ground Floor
Approx. 47.1 sq. metres (507.0 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.6 sq. feet)



Total area: approx. 90.4 sq. metres (972.6 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		
(69-80) C	76	83
(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

