



241 Victoria Road  
Cambridge, CB4 3LF

**Guide price £650,000**



## 241 Victoria Road

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- 1274 sq ft Victorian cottage
- Parking
- Large garden

A beautiful, 2/3 bedroom, Victorian cottage of about 1270 sq ft, with parking, a large garden and close to Castle Hill and the City.

This extended family house is surprisingly large and includes, at the front, a large kitchen breakfast room well fitted with solid wood fronted units, it has a pretty cast iron fireplace, a quarry tiled floor and a dual aspect. The kitchen leads to the sitting room which has a fireplace with shelving on either side, wood flooring and double doors lead to the living room, which is over 20ft long and has doors and views to the garden. It has an attractive fireplace with a gas fire, to the side of which is the 'gin nook'. Off the living room, there is a hallway with another door to the front of the house, and there is good size utility room and a cloakroom.

Upstairs there are three bedrooms, the main bedroom overlooks the garden and has a fireplace and fitted wardrobes. bedroom two is a double room and also has a fireplace, there is





a door from bedroom two and the landing that leads to the third room, which is an internal room but is used as a bedroom, it would also make a very nice study/home working space. The family bathroom has been refitted and has a separate shower, lovely wall and floor tiling and window shutters.

The house has double glazing and central heating.

Outside there is parking at the front on the gravel driveway, side access leads to the rear garden which is a really good size and mature. There are lots of shrubs and trees, a pond and a lovely patio with brick retaining walls. At the end of the garden, there is a timber studio/workroom which is insulated and has power/lights.

Victoria Road is a popular location and provides quick and easy access to the City by car or on foot. It has a variety of local, independent shops and cafes, as well as larger, convenience shopping nearby too. The River and Jesus Green are under a 10-minute walk away beyond which is the very heart of the City. All in all a very popular and accessible location. SAT NAV: CB4 3LF What3words: ///filled.vent.gender



# Floor Plan



Total area: approx. 118.4 sq. metres (1274.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

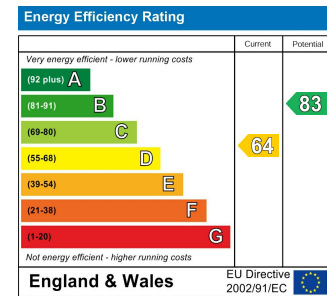
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

# Area Map



# Energy Efficiency Graph



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