



47 Victoria Road  
Cambridge, CB4 3BW

Guide price **£500,000**



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- Lovely Victorian house with scope to expand
- Charming part walled garden
- Garage and parking

A semi-detached Victorian house with parking, a garage and a lovely walled garden, well placed for town and just 250m from the river.

This attractive two-bedroom house has no chain and lots of scope for extension and alteration. In particular, the adjoining garage and outside store offer scope to create additional accommodation if necessary (subject to consent).

The accommodation includes an open-plan kitchen dining room, the kitchen area has fitted units, worktops and an oven hob and extractor. There are original floorboards and a door provides access and views to the garden. The front sitting room has an attractive cast iron fireplace and stairs to the first floor.

Upstairs there are two bedrooms, one with a built-in cupboard. the bathroom has been updated and includes a white suite with a shower over the bath and WC.

The house has double glazing and gas central heating.



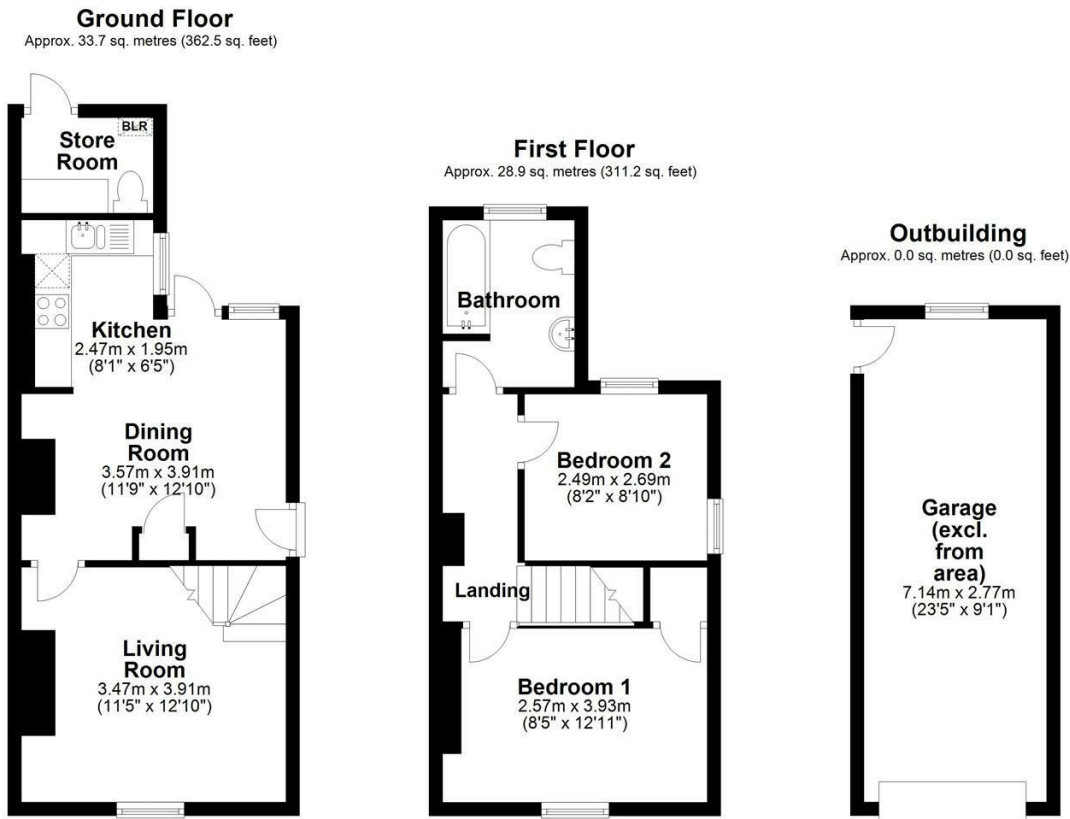


Outside, at the front, there is a small garden behind a wall. A driveway provides parking and access to the garage which is a good size and also has a door to the rear. The rear garden is lovely, it offers good privacy and has been thoughtfully planted. There is a fantastic apple tree, mature shrubs, gravelled areas and a good lawn. The whole is enclosed by walling and fencing and has seating areas at either end. Adjoining the house is an outside store and WC.

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 5-minute walk away beyond which is the very heart of the City. All in all a very popular and accessible location. SAT NAV: CB4 3BW What3words: [///with.data.mash](https://www.what3words.com/with.data.mash)



# Floor Plan



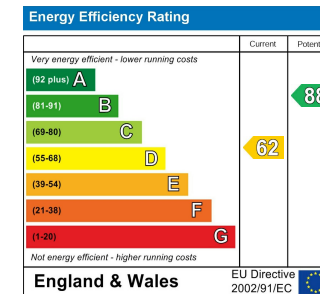
Total area: approx. 62.6 sq. metres (673.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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:

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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

