



17 Alpha Road  
Cambridge, CB4 3DQ

**Guide price £650,000**

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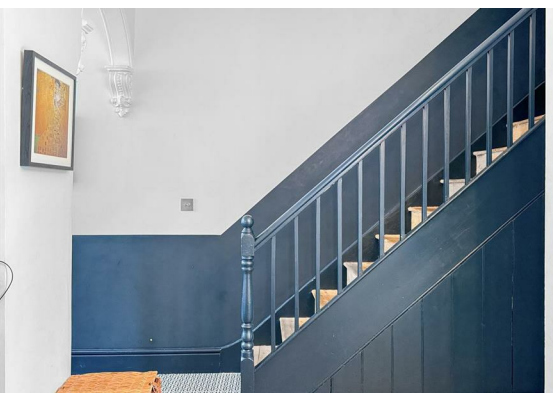
- Striking Victorian terrace
- Excellent location close to the City
- Refurbished and well appointed
- Blend of period and contemporary features

A beautifully appointed, stylish, bay-fronted Victorian house, just 100m from the River and within the catchment area for the highly regarded Chesterton Community College.

This fantastic two-bedroom Victorian terrace has been extensively refurbished and refitted by the current owners, the result of which is very impressive.

The property is entered via a bespoke solid timber front door leading to the hallway, benefitting from original period corbels which takes you into the open plan living/dining room, both with underfloor heating. There are replaced sash windows with shutters, bespoke fitted shelving, a multi-fuel burning stove contrasted by a Portland Stone surround and cabinetry on either side, ornate ceiling roses and attractive corning. The kitchen has base and eye-level cupboards, wooden worktops and a door to the garden.

Upstairs there are two bedrooms, both have fitted wardrobes/cupboards, feature cast iron fireplaces, original, stripped





floorboards, and shutters. The bathroom has a shower over the bath, a wash basin, heated towel rail and WC. There is access from the landing via a ladder to the part-boarded loft space.

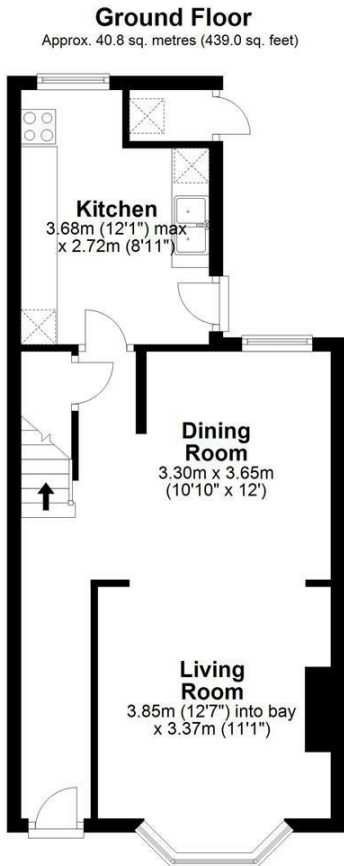
The current owners have carried out an extensive refurbishment including re-wiring, heating and plumbing, re-plastering, a damp proof course, decoration, flooring including engineered oak herringbone, patterned tiles and re-finished original boards. There is gas central heating with underfloor heating in the living room, cast iron radiators in the bedrooms and bespoke double glazing. Planning permission for a rear extension and loft conversion was obtained (ref:20/03476/HFUL) although this has now lapsed. RSJs and pads were pre-installed in readiness for the works.

Outside, there is a front garden enclosed by walling with space for bikes. Pedestrian access via a secure gate leads to the southwest-facing rear garden which is a good size and is mainly lawn, it is enclosed by fencing, has a paved area adjoining the house, and a shed.

Alpha Road is a quiet road between Victoria Road and Chesterton Road, it is well placed for access to the City, in fact, the Market Square is only a 15-minute walk and Jesus Green is within 5 minutes. So a fantastic location for town living, with good local facilities too. The area has a residents parking scheme. SAT NAV: CB4 3DQ What3words: ///scars.limes.flesh



# Floor Plan



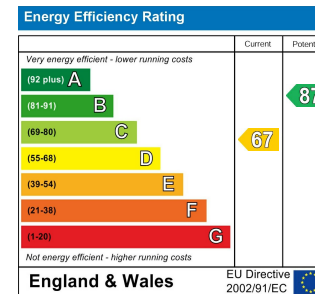
Total area: approx. 78.6 sq. metres (845.9 sq. feet)

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: E

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