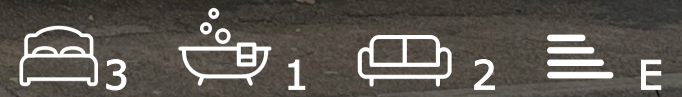




115 Victoria Road  
Cambridge, CB4 3BS

Guide price £550,000



## 115 Victoria Road

Cambridge, CB4 3BS

- Renovation required
- Dilapidated double garage
- No chain

A three bedroom semi-detached two-storey Victorian house of about 1122 sq ft (104 sq m), requiring refurbishment and modernisation, with the benefit of rear access via a double garage.

The situation is fantastic for the City Centre, River Cam and Jesus Green. The property is set back from the road behind a walled garden. The house requires a full modernisation programme but offers a wonderful opportunity for those seeking a project with scope and potential.

There is a front hallway with stairs to the first floor and storage below. The reception accommodation has been knocked through, creating a large open-plan room with bay window to the front and double doors at the rear, opening to a garden room with double doors to the kitchen and the garden. The kitchen is basic but timber floored. There is a rear lobby with a WC cloakroom and back door.

Upstairs are three bedrooms, two being doubles, and a large bathroom with WC.





Outside there is a front garden and a side access, and a rear garden of a good size, with fruit trees, and a dilapidated but well-built double garage with access to and from Hilda Street.

There is quick and easy access to and from central Cambridge on foot or by bicycle, bus or car. Victoria Road is a popular location with some independent shops and catering outlets. There are larger convenience shops nearby, as well as charming local green spaces. The River Cam and Jesus Green are under a 10-minute walk away, as is the ancient Castle Mound with its expansive city vista. Beyond these is the very heart of the city.

Sat Nav: CB4 3BS

what3words: ///cape.feeds.chairs



## Floor Plan



Total area: approx. 104.3 sq. metres (1122.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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.

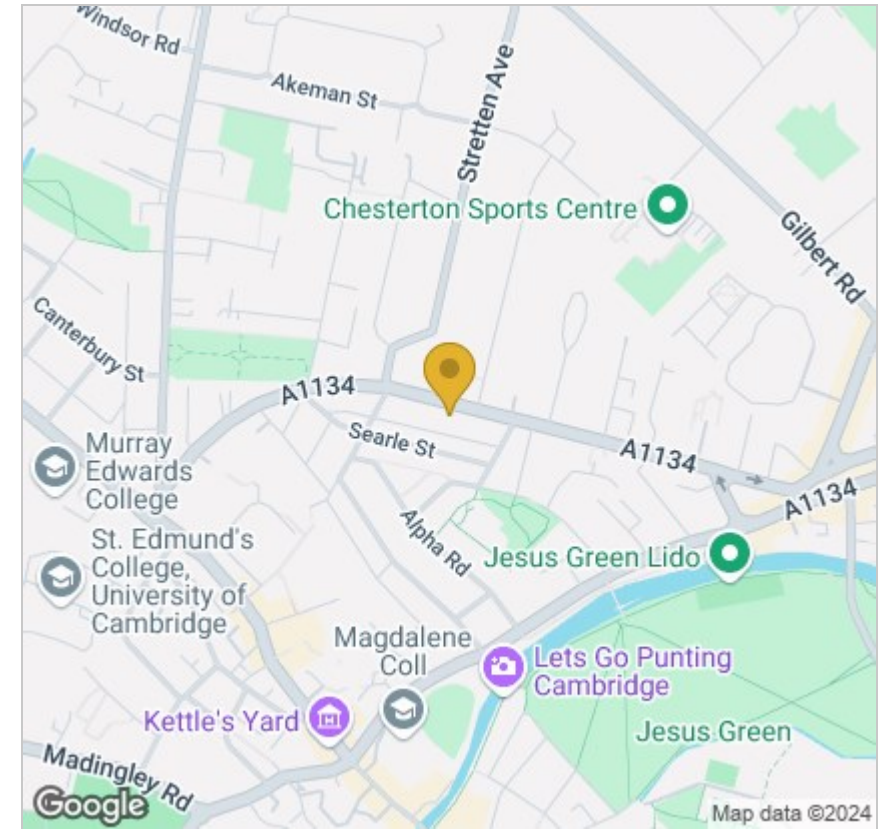
Tenure: Freehold  
Council tax band: D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

