

12 Portugal Place
Cambridge, CB5 8AF

Guide price £1,000,000



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- Iconic City location
- 1355 sq. ft townhouse
- Courtyard garden with access
- City living at its finest

A 3-bedroom period townhouse, located in one of the most sought-after residential areas in the very heart of the City, with 1355 sq. ft of accommodation across four floors and a charming courtyard garden, representing a very rare opportunity not often seen on the market.

This mid-terrace house can be found in a wonderful location, and stone steps and railings lead from the path to the front door. The entrance hall has access to the rear garden and stairs to all floors. The living room has a cast iron fireplace and a sash window to the front aspect. The study/bedroom three overlooks the garden.

On the lower ground floor, there is a kitchen fitted with a range of units and worktops, and the dining room has wood-effect flooring and a chimney breast (currently blocked). Off the hall is a cloakroom and WC, and an understairs cupboard providing space for a washing machine/utility.

On the first floor, there is a





fabulous main bedroom with a bay window to the front and an attractive cast iron fireplace and an en-suite bathroom with a shower over the bath and WC (this room also has access to the landing).

On the second floor, the accommodation is similar to the first floor with a large well appointed bathroom and bedroom with two windows.

The house has gas central heating.

There is a pedestrian access leading to the garden, which is surprisingly spacious, landscaped for ease of maintenance and enclosed by walling, there is a brick storage shed.

We are advised that the property is in the conservation area and falls under a group listing of 9-14 Portugal Place and is Grade II status.

What3words: ///forced.indeed.linen



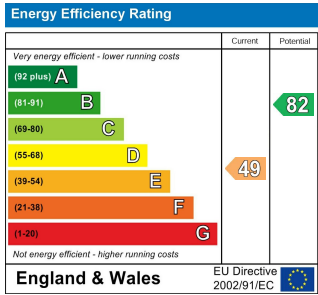
Floor Plan



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: F