



146 Victoria Road
Cambridge, CB4 3DZ

Guide price £450,000

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- Private parking
- No chain
- 23ft kitchen/dining room

A Victorian, end-of-terrace house, with 2 bedrooms, a large rear extension and off-road parking, situated in a convenient and popular location about 400m from the river.

This 700 sq. ft house has no chain, and is perfect for first-time buyers or those seeking a location with easy access to the city. The added benefit of private, off-road parking adds to the appeal.

There is a front sitting room, a separate living room which has stairs to the first floor and leads through to the 23 ft kitchen/dining room which is fitted with a range of good quality cabinets, plenty of worktops and an oven, hob and extractor, the floor is tiled, and there is a door to outside. Beyond the kitchen is a small but very useful utility space with room for appliances. The bathroom is at the end of the house and has a white suite, shower over the bath, basin and WC.

Upstairs, there are two





well-proportioned bedrooms. The second room has a cupboard over the stairs housing the boiler.

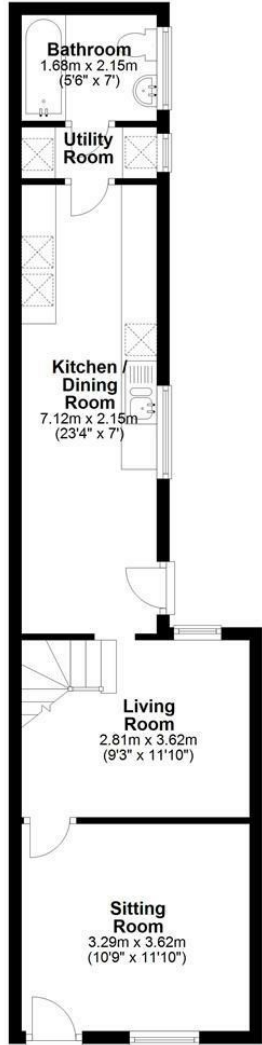
The house has almost full double glazing, gas central heating and has just undergone external redecoration, and several of the rooms have also been redecorated before sale.

The house has a front garden behind a wall with a path to the front door. At the rear, there is a graveled parking area, accessed from Garden Walk, and providing valuable off-street parking. The remainder of the rear outside space is graveled, and a long pathway leads to the back door.

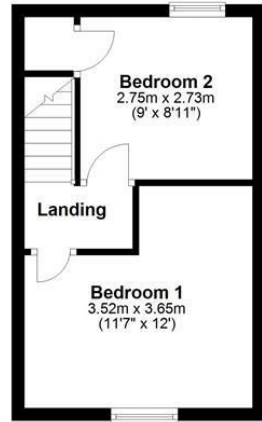
What3words: ///sports.rescue.bubble



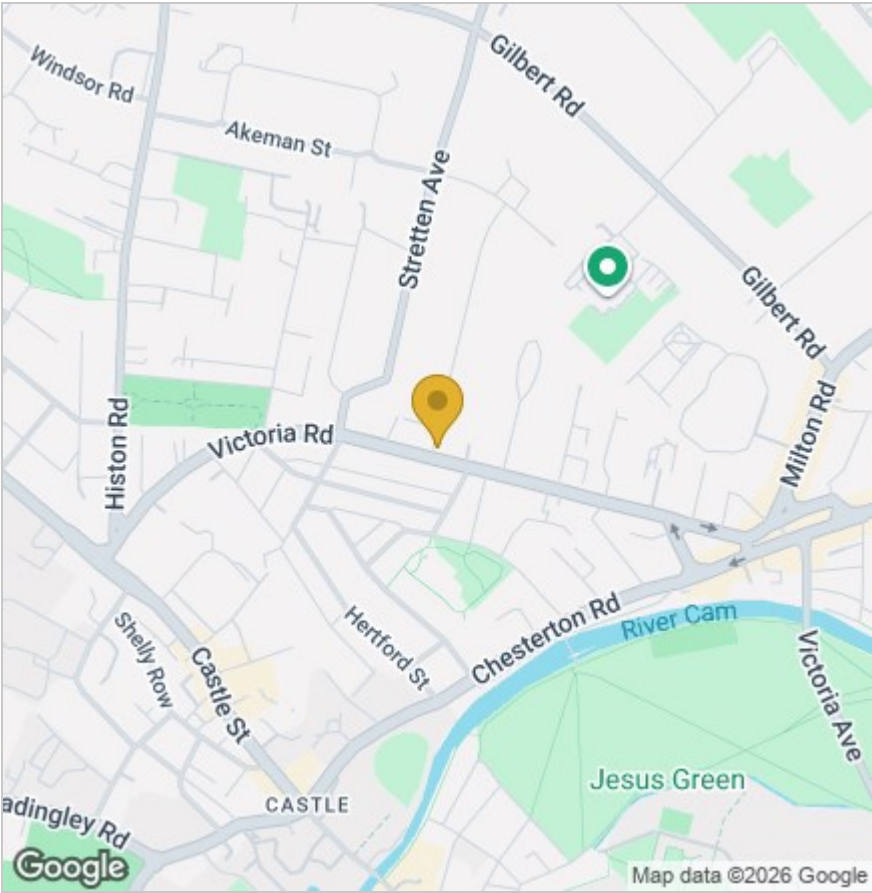
Ground Floor
Approx. 43.7 sq. metres (469.9 sq. feet)



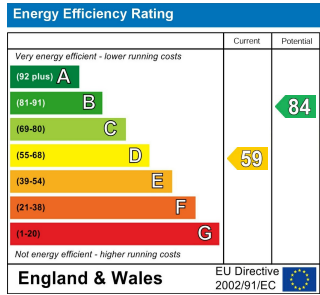
First Floor
Approx. 22.9 sq. metres (247.0 sq. feet)



Total area: approx. 66.6 sq. metres (716.8 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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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