



79a Victoria Road  
Cambridge, CB4 3BS

Guide price £750,000

## 79a Victoria Road

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- Stylish bay-fronted Victorian home
- 4 bedrooms
- Bathroom and two shower rooms
- No chain

An imposing, 4-bedroom Victorian home of about 1368 sq. ft, with a rear extension and a wonderful loft room, within catchment for Chesterton Community College and in close proximity to Park Street Church of England Primary School and Nursery.

This bay-fronted Victorian home is both stylish and versatile with well-appointed accommodation across three floors that include:

A hallway with stairs to the first floor and storage below, original corbels and a door to the living room which has a cast iron fireplace, and fitted book shelving, a bay window overlooks the front aspect and there is attractive plaster coving and wood effect flooring. Double doors lead to the original dining room, which is currently used as a utility room with doors to the garden and a shower room with a WC. The rear dining/breakfast room has built-in storage and leads to the kitchen, at the rear of the house, which is well-appointed with fitted units and has a vaulted ceiling with Velux windows. there is a ground-floor bathroom and WC.



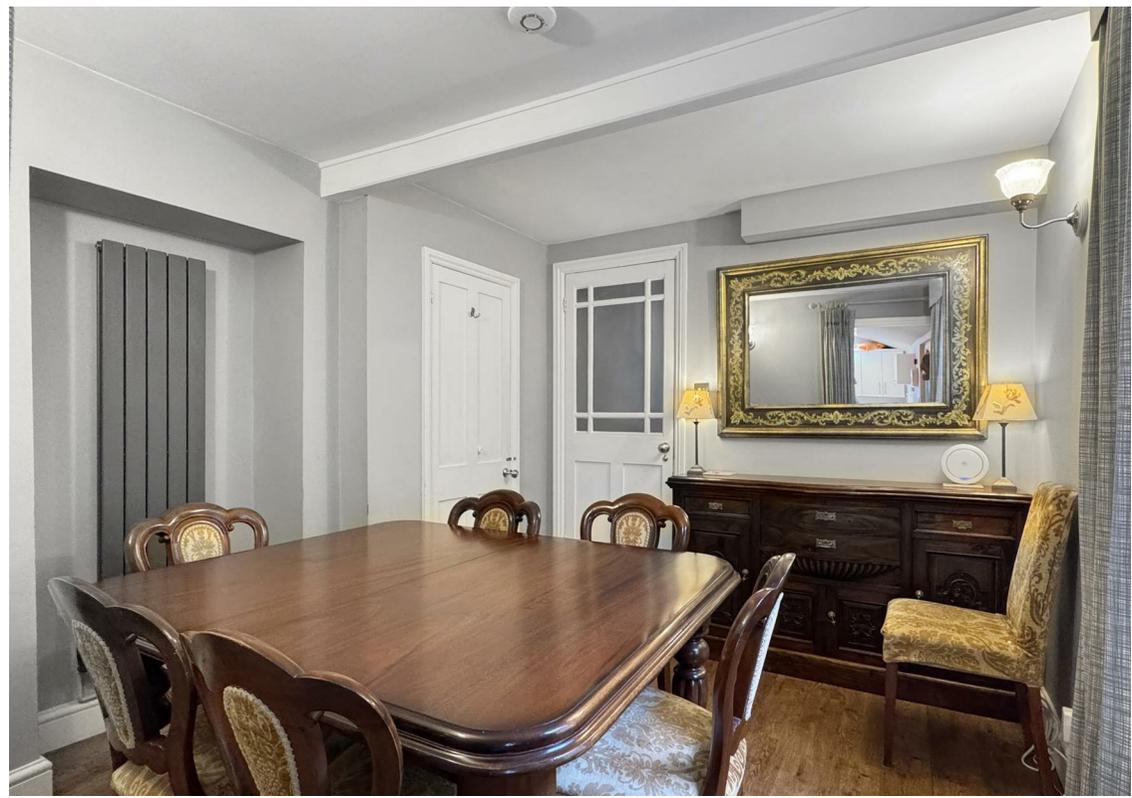


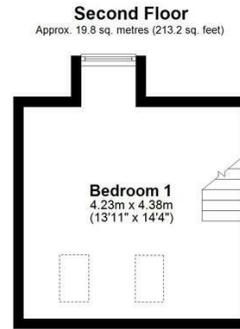
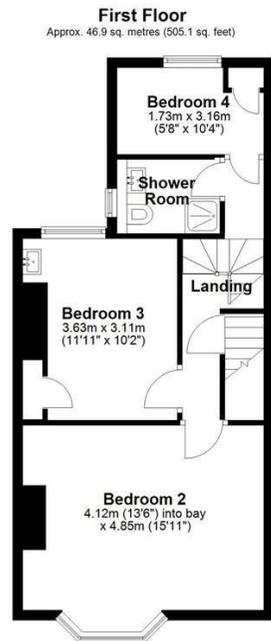
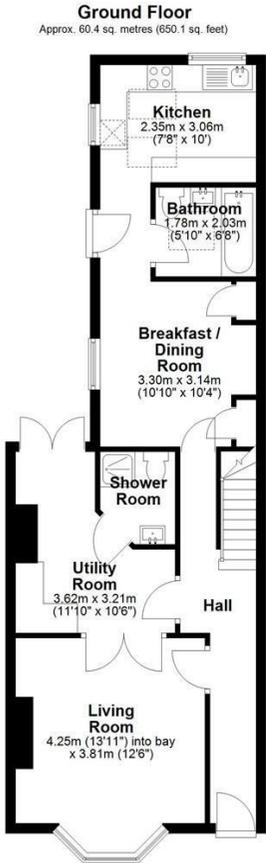
On the first floor, there are three bedrooms, two are doubles the largest of which is currently used as a sitting room and has a bay window to the front with a fitted seat and a fireplace. There is a family shower room and WC. On the second floor is a large double bedroom.

The house has, in recent years, been refurbished throughout and is in excellent condition, the kitchen and bathrooms are all particularly well-appointed and there is gas central heating and double glazing.

At the front of the house is a small garden. A gated pedestrian access leads to the rear garden which has been paved for ease of maintenance.

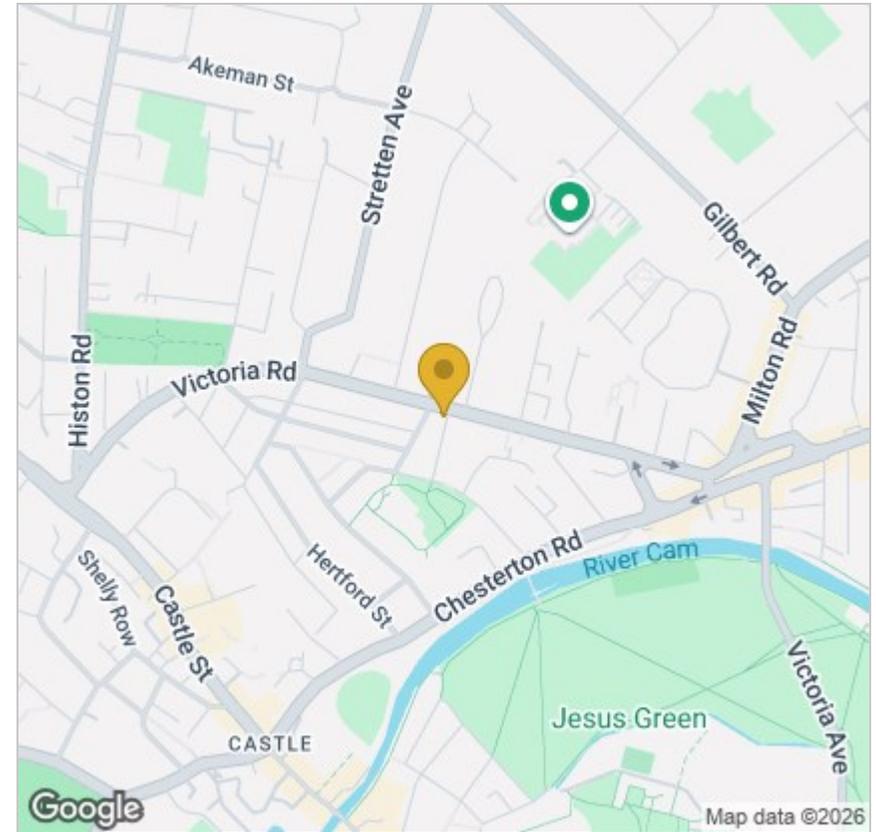
Victoria Road is a popular location and provides quick and easy access to the City by car or on foot. It has a variety of local, independent shops and cafes, as well as larger, convenience shopping nearby too. The River and Jesus Green are just a few hundred metres away beyond which is the very heart of the City. All in all a very popular and accessible location. SAT NAV: CB4 3BS What3words: ///dishes.pepper.spoon



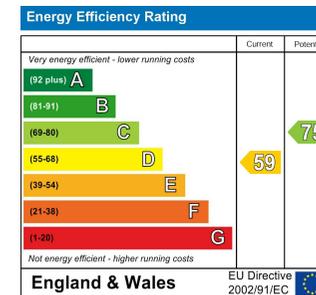


Total area: approx. 127.1 sq. metres (1368.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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