



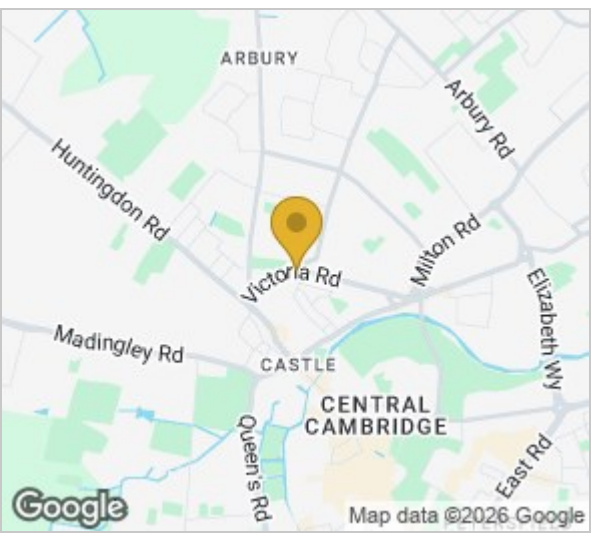
165 Victoria Road, Cambridge, CB4 3BU

£1,500





Total area: approx. 45.0 sq. metres (484.9 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	78

- Available Immediately
- Central Location
- Flexible Furnishing
- Victorian Conversion Property

A well-presented two-bedroom first floor flat within an attractive Victorian conversion, available for immediate occupation and ideally located within walking distance of the river and Jesus Green.

Accessed via a secure communal entrance shared with one other flat, the property benefits from a private staircase leading to the first floor. The accommodation is well arranged and offers a high degree of flexibility to suit a range of tenants.

The kitchen is well equipped with base level units, solid wood worktops, and a breakfast bar, along with an oven, hob, extractor fan and a recently installed gas boiler. The wet room comprises a shower, basin and WC, with part tiled walls, tiled flooring and a heated towel rail.

The property offers two bedrooms, including a generous double room with an original cast iron fireplace, and a second room which is ideal as a single bedroom or home office. There is also a separate reception room with fitted shelving. The layout allows flexibility, with the main living space and principal bedroom being of similar size and aspect.

Further benefits include double glazed windows and gas central heating throughout.

Externally, the property enjoys use of a front garden area and cycle storage to the rear.

Overall, a versatile and characterful home, well suited to professional tenants seeking a centrally located property with immediate availability.

EPC: C & Council Tax: B

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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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