



Bush & Co.



24 Victoria Street, Cambridge, CB1 1JP

Guide Price £1,650,000 Freehold



Energy Rating Band C

Location - Victoria Street is in the favoured "Kite" Conservation Area of Cambridge. Located off Clarendon Street in one of Cambridge's most popular residential areas of the city allowing convenient and easy access to both the city centre, Grafton Centre and Parker's Piece. The position of the house is enhanced by the predominantly Victorian properties in the nearby location and tranquillity so close to the town centre. For the commuter, Cambridge train station is only 1 mile away (serving King's Cross and Liverpool Street). The well-regarded Parkside secondary school and a number of pre-schools are also situated close by.

The accommodation comprises a Ground floor with a stone step to the front door with wrought iron railings, a timber panelled door with fan light above and chrome door furniture, a lobby with glazed door to the entrance hall, tiled floor, an entrance hall with stairs to the first floor, sanded and sealed timber floor boards, cornicing and radiator. Sitting room with cast iron fireplace with tiled insets and slate surround, 2 triple-glazed sash windows, cornicing, sealed and sanded floor boards, and radiator. Dining room with a cast iron fireplace and painted surround, sash window with views of the rear garden and radiator. Rear hall door to the rear garden and storage cupboard. Cloakroom with a Hand basin, low-level WC.

Basement with hall and storage cupboard, Kitchen/ Breakfast room with sink unit and range of wall and base cupboards, electric hob and oven, door to the rear garden, plumbing for washing machine. Breakfast area with door to front, inset lighting and radiator.

First floor landing Bedroom 1 is an outstanding and impressive room with 3 long triple-glazed sash windows, sanded and sealed floor boards, an attractive cast iron fireplace with tiled inset and painted surround, cornicing and radiators. Bedroom 2 with a sash window overlooking the rear garden, a cast iron fireplace and sealed and sanded floor boards. Bathroom with a modern suite comprising panel bath with shower over, hand basin, WC, sash window and radiator.

First floor landing with stairs to second floor, 3 bedrooms with planning consent for bathroom to be constructed above the existing bathroom.

Second floor with a spacious landing and skylights, timber flooring, Bedroom 6, a generous room with a dormer window, timber flooring and radiator.

Outside is a south-facing rear garden laid to lawn and surrounded by brick walling. Air source heat pump providing hot water and central heating.

Tenure: Freehold

Services: mains water, drainage, electricity,

Council Tax: G

Note: the house benefits from a planning consent which has been commenced. Ref 19/1624/FUL



Exceptional service in Cambridge and the surrounding area

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Further Information

Tenure - Freehold

Council Tax - Band G

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale.

These sales particulars do not constitute a contract or part of a contract.