



16 Victoria Park  
Cambridge, CB4 3EL

Guide price £850,000



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- Victorian house with two-storey bay
- No chain
- Excellent location
- Refurbishment opportunity
- 227 sq, ft studio/workshop

A 1,400 sq ft Victorian bay-fronted house requiring improvement, with a long south-east facing garden, workshop/studio and in a wonderful location just moments from the river.

This spacious three-bedroom house requires updating and improvement; the rooms are well proportioned, and there is scope for an extension or loft conversion if required. Offered with no chain, it is a fabulous opportunity to purchase in a sought-after road and refurbish and modernise to one's own specification and taste.

The reception accommodation has been combined and has a dual aspect, including a bay window to the front and an original cast-iron fireplace. The dining room has a fireplace (blocked) and a useful understairs storage cupboard. The kitchen has a range of units, and a door to the utility room which has space for appliances





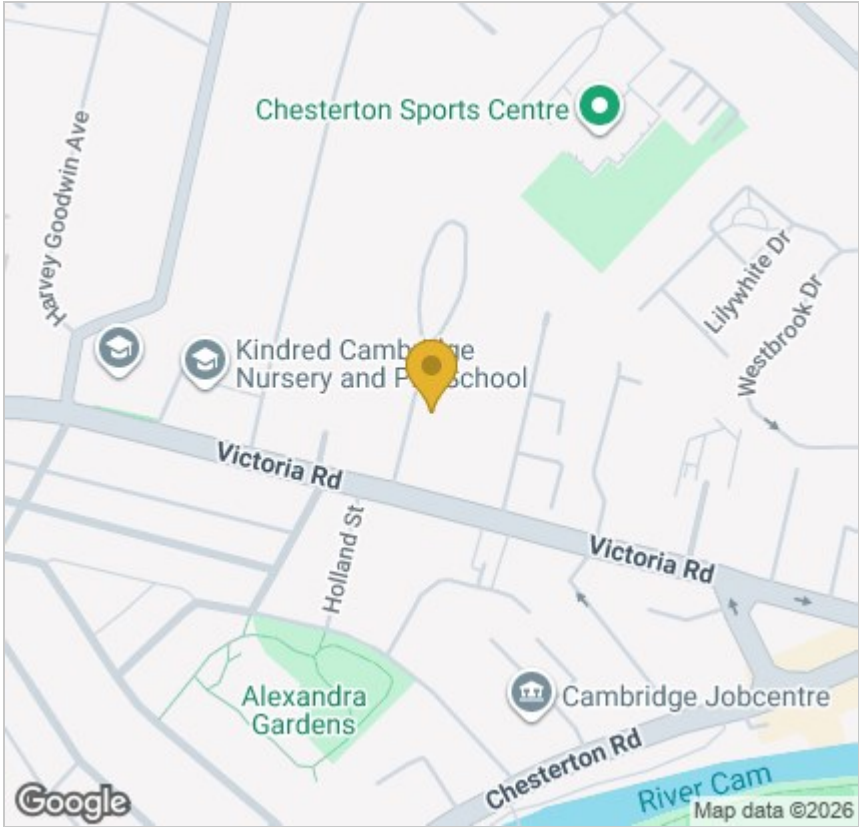
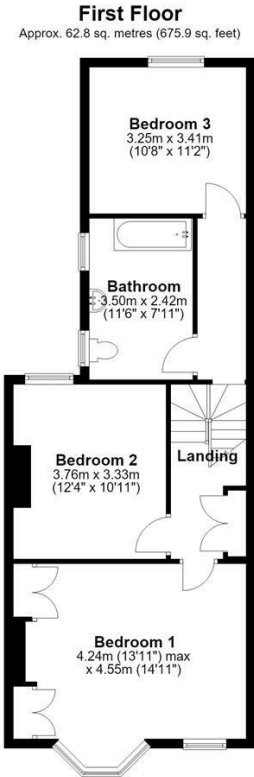
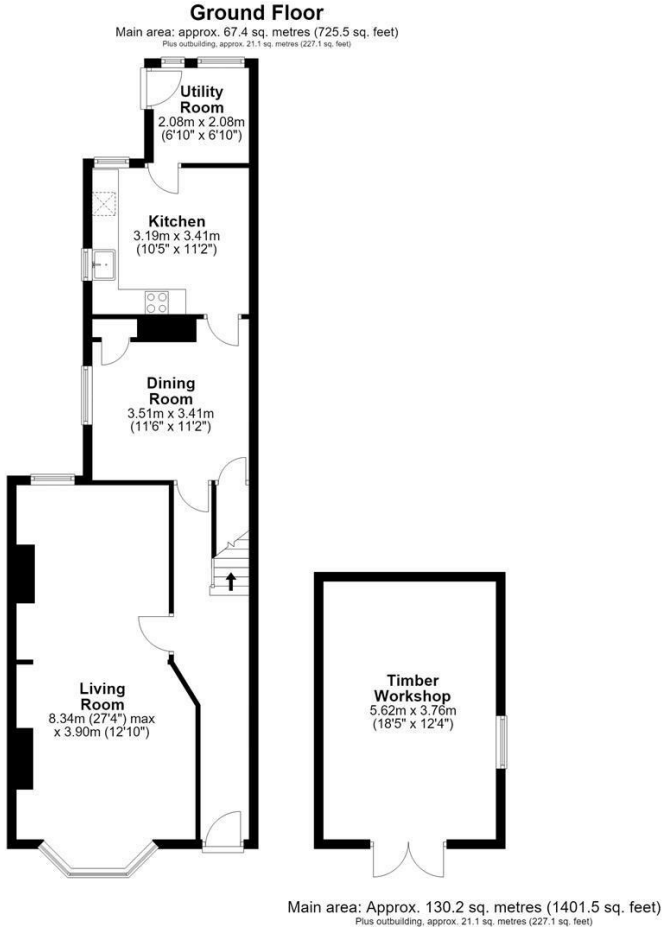
and a door to the garden.

Upstairs, there are three double bedrooms; the main room is a fantastic room spanning the front of the house with a large bay window, a cast iron fireplace and original cupboards either side. The bathroom has been refitted in recent years and has a shower over the bath, vanity basin, and a WC.

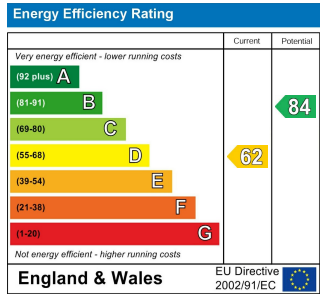
At the front there is a good-sized garden; a side gate leads to the rear garden, which is southeast facing and about 75ft in length. The garden is mainly lawned, and there is a large timber workshop/studio.

What3words: [///petal.string.stream](https://www.what3words.com/#!/petal.string.stream)





### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

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