70 Victoria Road, Cambridge, CB4 3DU

Guide Price £435,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PRESENTED 2-BEDROOM VICTORIAN END OF TERRACE HOUSE WITH ESTABLISHED GARDENS SITUATED SURPRISINGLY CLOSE TO THE CITY CENTRE, JESUS GREEN AND MITCHAM'S CORNER. NO ONWARD CHAIN.

- Victorian end of terrace house
- 623 sqft / 57 sqm
- Established rear garden with storage
- EPC - E / 53
- Gas central heating system (combination boiler) to radiators
- 2 bedrooms, 2 receptions, 1 bathroom
- Residents parking permit scheme
- Set back from street behind a well-screened front garden
- Council tax band - C
- Near central location close to Mitcham's Corner and Jesus Green

70 Victoria Road is an extended end of terrace house providing bright and well-presented accommodation over two floors, with established gardens to the rear providing storage and pedestrian access. The property is set behind a neat and mature front garden which provides screening from the road.

The property has been well cared for, and accommodation comprises a front sitting room with original floorboards, period fireplace, recess cabinetry and shelving. The dining room with staircase leading to the first-floor accommodation connects to a well-equipped kitchen which provides access to the rear garden and an inner lobby which leads to a ground floor bathroom suite.

Upstairs, a small first floor landing leads to two double bedrooms. Bedroom one provides two built-in wardrobes.

Outside, the established rear garden provides shade and privacy. There is a generous paved patio area, well-stocked borders with mature shrubs and trees and a pathway leading to a useful timber storage shed. There is pedestrian access out to the street.

The property benefits from being sold with no onward chain.

Location
Victoria Road lies about 0.75 miles to the north of Cambridge City Centre within easy walking or cycling distance of Jesus Lock, Jesus Green and Midsummer Common. There is excellent neighbourhood shopping on Victoria Road, Histon Road and nearby Mitcham's Corner, including a local farm shop, the popular Stir café and bakery, local butchers and a choice of pubs and restaurants. Cambridge Railway Station 1.75 miles. Cambridge Science Park and Cambridge North Station 1.5 miles.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
Cambridge City Council
Council tax band - C

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

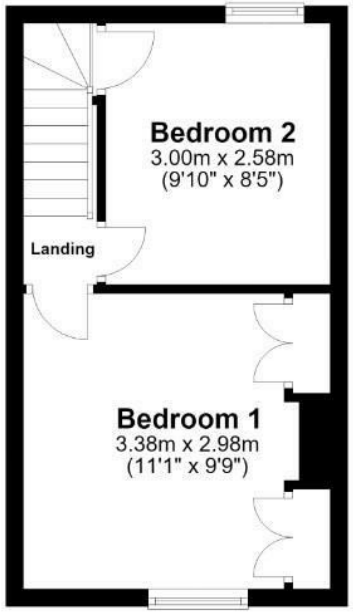
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Ground Floor

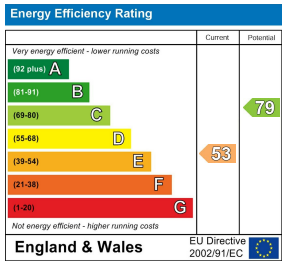
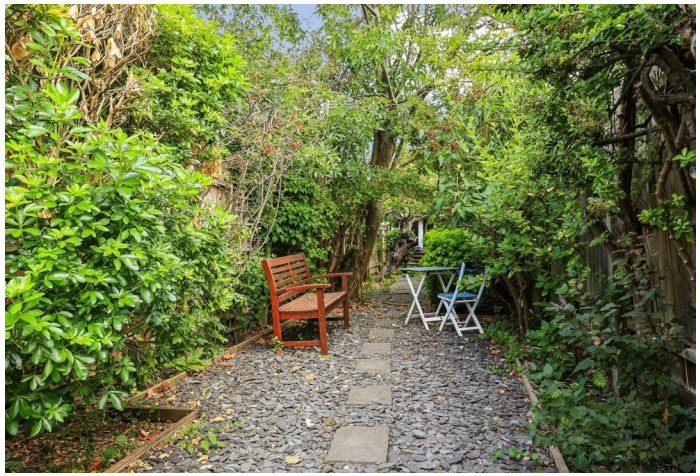
Approx. 35.2 sq. metres (379.0 sq. feet)

First Floor

Approx. 22.7 sq. metres (244.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.7 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.