



Norwich Street, Cambridge, CB2 1NE



## Norwich Street

Cambridge,  
CB2 1NE

- Minimum 6 Month Tenancy
- Available from 25/03/2026
- Unfurnished
- EPC: D
- Council Tax Band: D
- Gas Central Heating
- Courtyard Garden
- Permit Parking

A delightful 3 bedroom Victorian terrace house in a desirable city location off Hills Road with easy access to the historic city centre and train station. The accommodation comprises entrance hall, sitting room, dining room, kitchen, garden room, 3 double bedrooms and bathroom. Enclosed courtyard garden. We regret no sharers. Unfurnished. Available from 25/03/2026. EPC: D and Council Tax Band: D.

3 1 2

£2,300 PCM





## LOCATION

The property is situated in the Market Ward, Cambridge, on a highly sought-after residential street near the Cambridge University Botanic Gardens. A wide range of local amenities are within easy reach, and the location offers excellent connectivity to Cambridge Railway Station and the CB1 Business District (approximately 0.5 miles), Cambridge's historic city centre including Market Square (approximately 0.7 miles), and Addenbrooke's Hospital (approximately 1.8 miles). Distances are approximate.



## ENTRANCE HALL

stairs rising to first floor and doors with access to dining room and:

## SITTING ROOM

feature cast iron fireplace (not in use) with fitted cabinets to alcoves either side and sash window to front aspect.

## DINING ROOM

2 sets of built in cupboards, under stairs cupboard, wood flooring, patio doors to rear garden and door to:

## KITCHEN

fitted with base and wall units, work tops, sink with window to side aspect above, integrated oven, gas hob with extractor above and fridge freezer, freestanding washing machine and tumble dryer, gas central heating boiler, side door and further door to the rear to:

## GARDEN ROOM

double glazed and with sliding patio door to courtyard garden.

## STAIRS/FIRST FLOOR LANDING

stairs rising to second floor. Bedrooms 1 & 2 and the bathroom are accessed off the first floor landing.

## BEDROOM 1

feature cast iron fireplace (not in use), built in cupboard and wardrobe to alcoves and sash window to front aspect.

## BEDROOM 2

wash basin and sash window to rear aspect.

## BATHROOM

shower over bath, wash basin, wc, heated towel rail and frosted window to side aspect.

## STAIRS/SECOND FLOOR LANDING

window to rear aspect and door to:

## BEDROOM 3

built in eaves storage, fitted shelving, Velux skylight to front aspect and window to rear aspect.

## COURTYARD GARDEN

brick wall enclosed courtyard garden to the rear principally paved and with flower borders and mature shrubs.

## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £530

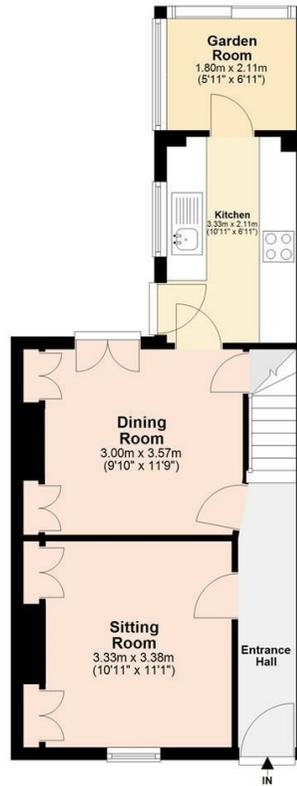
Deposit - £2653







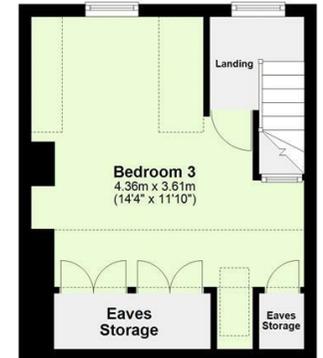
**Ground Floor**  
Approx. 39.7 sq. metres (427.5 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (377.9 sq. feet)



**Second Floor**  
Approx. 23.7 sq. metres (255.3 sq. feet)



Total area: approx. 98.5 sq. metres (1060.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Agents note:  
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.