

GRAY TOYNBEE

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 worshop/studio.

What3words: ///petal.string.stream



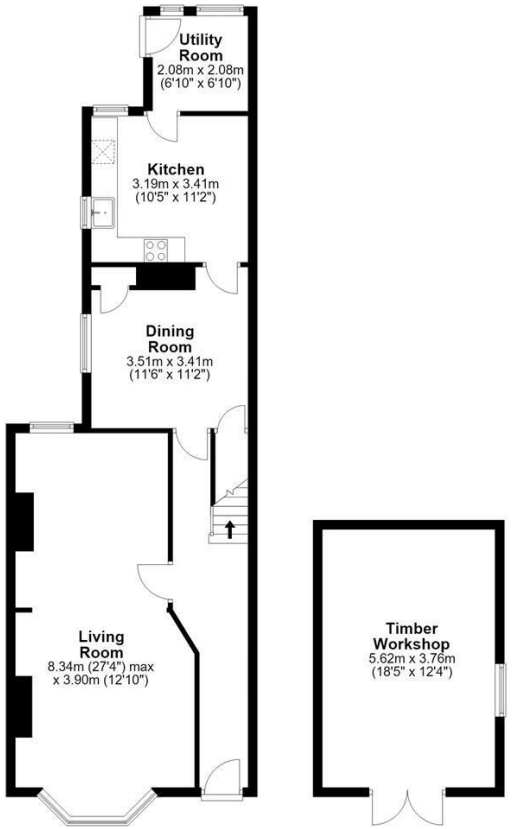


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Ground Floor

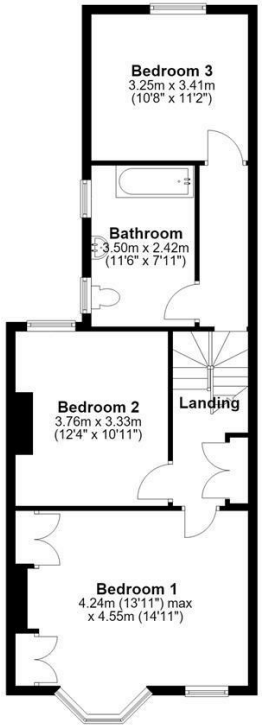
Main area: approx. 67.4 sq. metres (725.5 sq. feet)

Plus outbuilding, approx. 21.1 sq. metres (227.1 sq. feet)



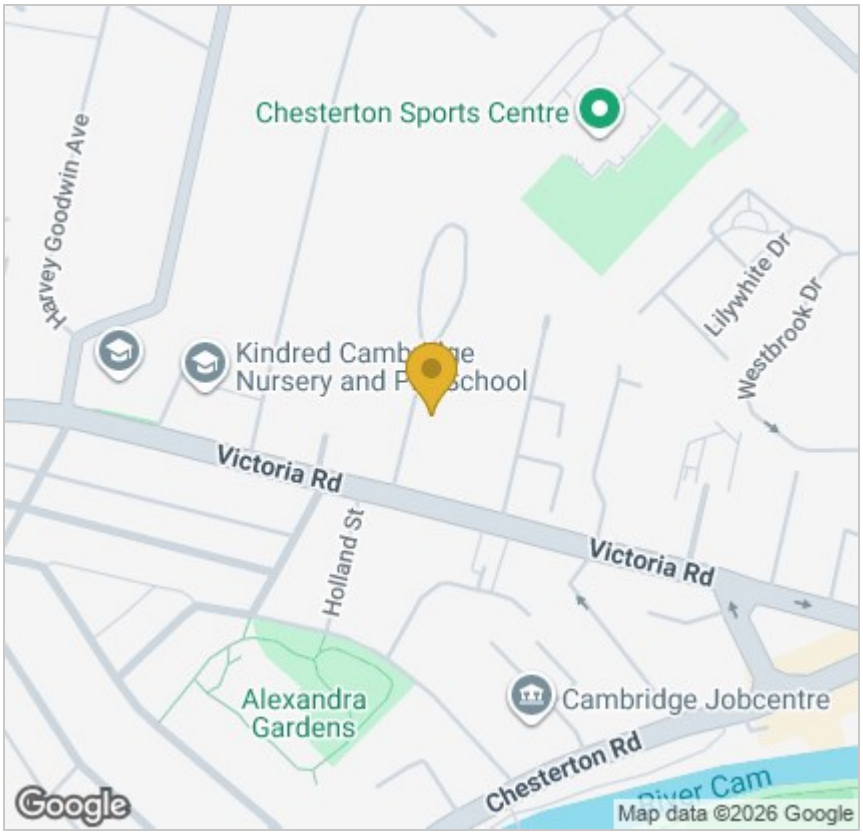
First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)

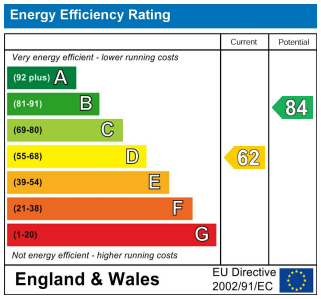


Main area: Approx. 130.2 sq. metres (1401.5 sq. feet)

Plus outbuilding, approx. 21.1 sq. metres (227.1 sq. feet)



Energy Efficiency Graph



Tenure: Freehold

Council tax band: F

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com