



165 Victoria Road
Cambridge, CB4 3BU

Guide price £300,000

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- PP for loft conversion
- No chain
- Flexible accommodation

A 2-bedroom first-floor flat in an attractive Victorian conversion, with no chain, a share of freehold, and just a short walk from the river and Jesus Green.

This well-equipped flat is perfect for a first-time buyer, or those wanting a Victorian property. There is a secure, ground floor entrance shared with the neighbouring flat. A private staircase leads to the first floor and landing where there is a storage cupboard and access to the loft. There is planning permission granted for a loft conversion (CCC planning ref: 24/00004/FUL).

The kitchen is well fitted with base level cupboards, real wood worktops, and a breakfast bar, it has an oven, hob, and extractor fan, built-in and a recently installed gas boiler. The wetroom has a shower, basin and WC, part tiled walls a tiled floor and a towel rail. The rest of the accommodation is very flexible, there is a reception room with fitted shelving, two bedrooms, a double room with an original cast iron fireplace, and a single room





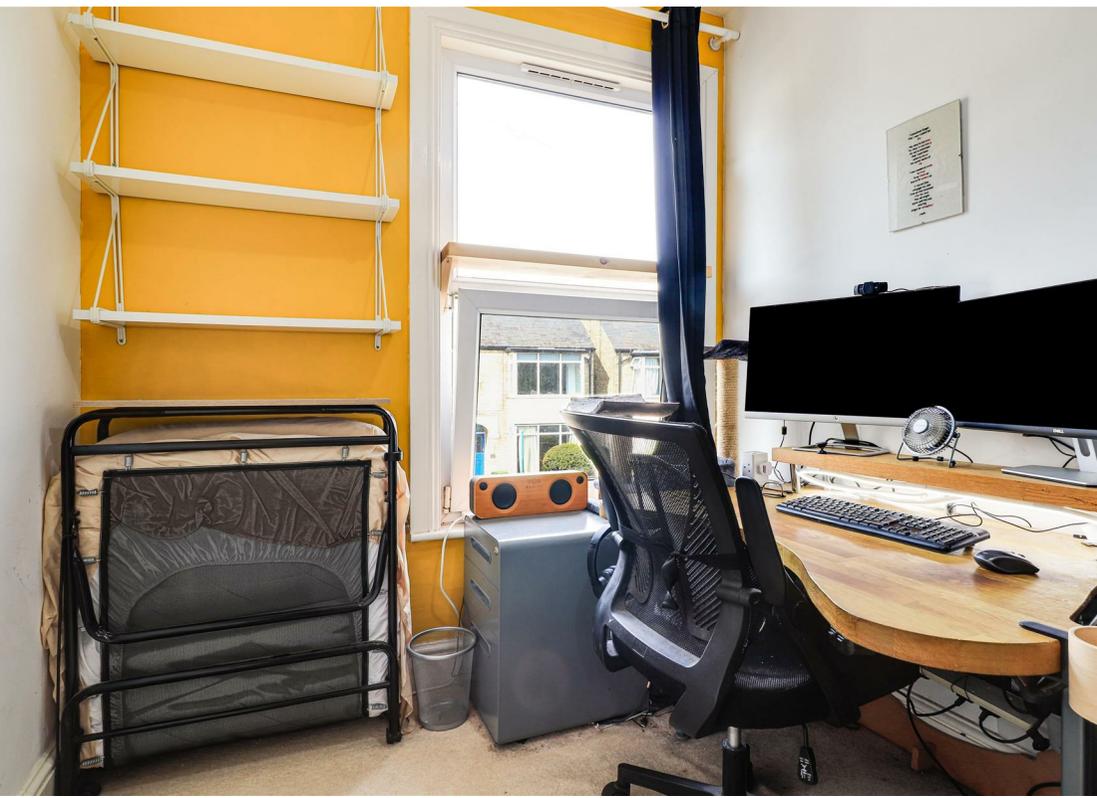
perfect has a home office. The living room and main bedroom are a similar size and depending on personal choice, as the face north and south respectively, could be used either way round.

The windows are double glazed and the property has gas central heating.

All in all a very versatile and well thoughtout home, with the added advantage of planning permission.

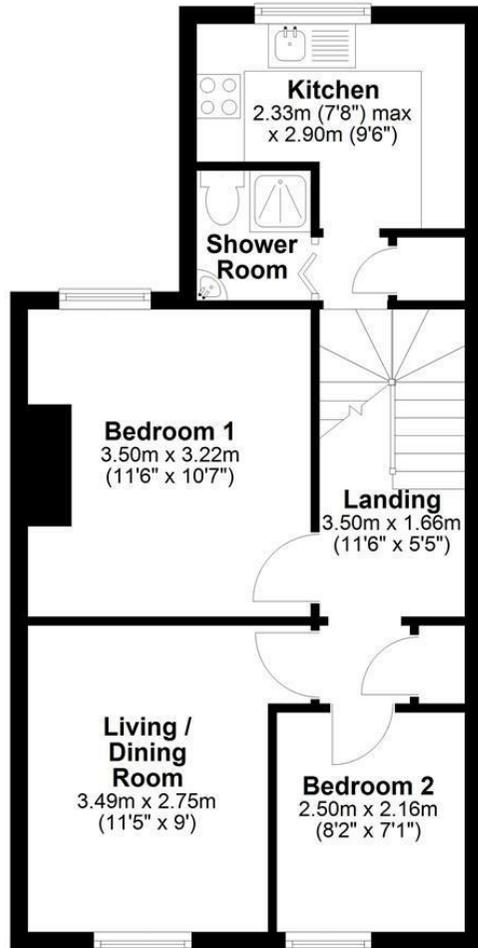
Outside, the property has the benefit of the front garden and cycle storage at the rear.

What3words: ///humans.apply.cage



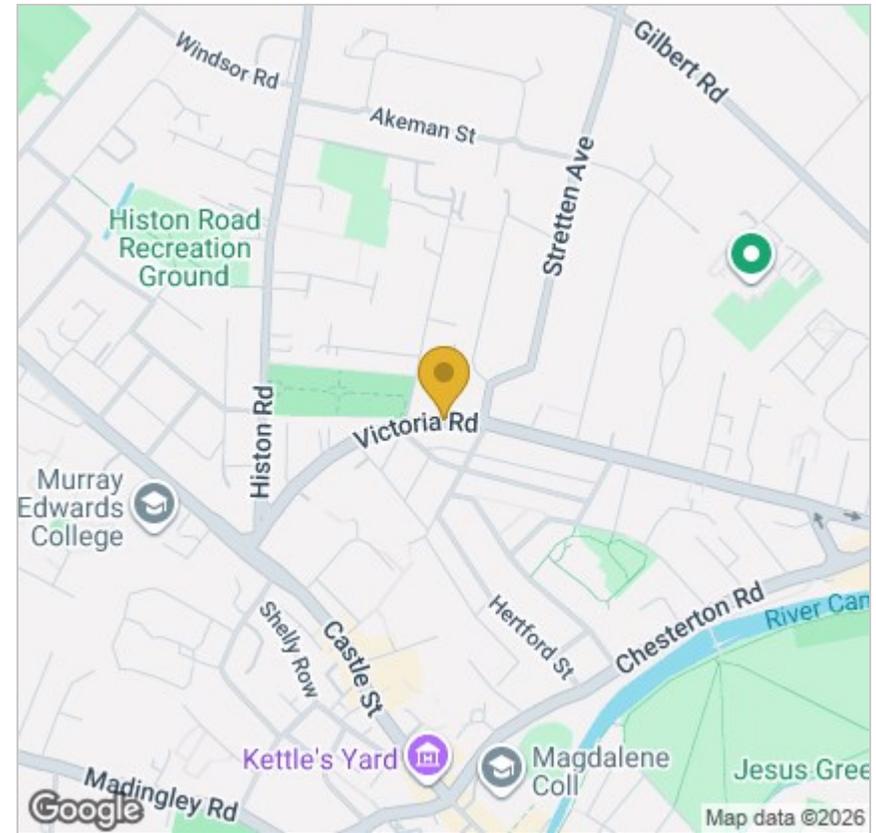
Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)

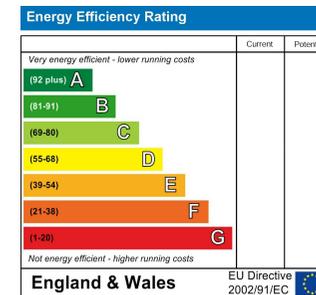


Total area: approx. 45.0 sq. metres (484.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Council tax band: B

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