



1 Belvoir Road
Cambridge, CB4 1JQ

Guide price £825,000



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- No Onward Chain
- Victorian Period Property
- Modern Kitchen
- Large Garden

A beautifully presented Victorian end of terrace three bedroom house, extending to approximately 1210 sq ft and offered with the benefit of no onward chain, situated within the highly sought after De Freville area of Cambridge.

The property opens via a charming stained glass front door directly into the living room, a warm and characterful space featuring dark hardwood flooring, a cast iron fireplace and a bright double glazed sash window overlooking the front of the property. Recessed shelving and useful under stairs cupboards provide practical storage while maintaining the clean, light decoration throughout.

Leading through the property there is a useful utility room with space and plumbing for a washing appliance, a sink and a skylight which ensures the room remains bright. Opposite sits a convenient downstairs cloakroom.

The kitchen and dining room is undoubtedly the focal point of the home, providing an impressive open plan space designed for modern living. A range of glossy high and low level cabinetry in neutral tones offers generous storage, complemented by integrated ovens and an electric hob. A central kitchen island provides further preparation space, incorporating a sink and breakfast bar seating.

The kitchen benefits from underfloor heating and an impressive apex ceiling which enhances the sense of space, with skylights allowing natural light to flood the room and





create a bright and welcoming environment. Bifold doors open directly onto the garden, seamlessly connecting the indoor and outdoor spaces.

On the first floor, the landing and bedrooms are carpeted for comfort underfoot. The front bedroom is a well proportioned double room with built in storage and two double glazed sash windows, allowing excellent natural light. The second bedroom on this floor overlooks the rear garden and, while smaller, remains a versatile room suitable as a bedroom, nursery or home office.

The family bathroom is located at the rear of the house and is fitted with a separate bath and shower cubicle, W.C., basin, heated towel rail and window, alongside a cupboard housing the boiler.

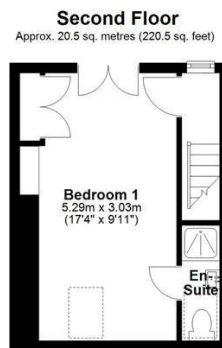
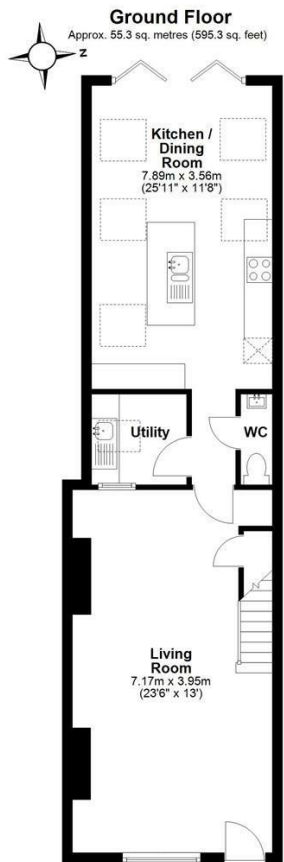
The top floor hosts the principal bedroom, a generous and bright double room benefitting from a Juliet balcony overlooking the rear garden and a skylight above. The room also includes built in wardrobes, additional eaves storage and an en suite shower room comprising a shower cubicle, W.C. and basin.

Outside, the rear garden is long and well proportioned, featuring a large garden shed and a generous side passage providing excellent access for bicycles and garden equipment.

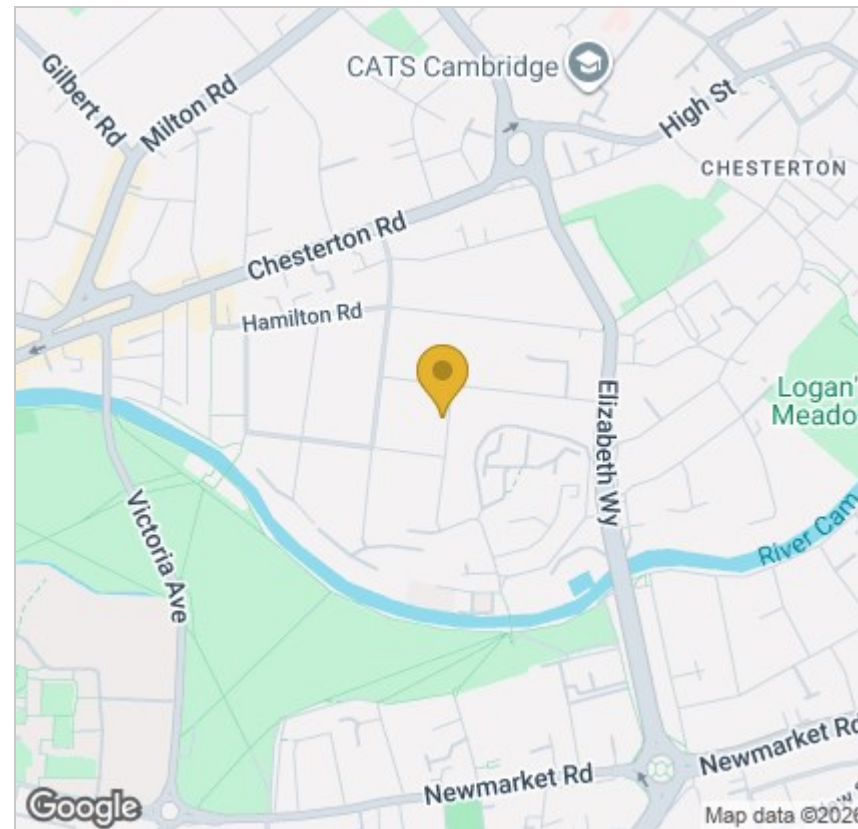
Located within easy walking distance of the River Cam and the City Centre, this attractive period home offers a rare opportunity to acquire a characterful family property in one of Cambridge's most desirable residential areas.

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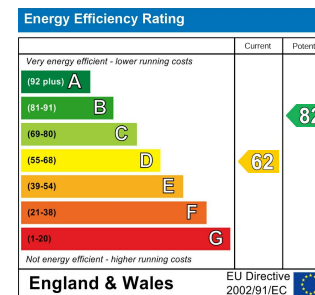




Total area: approx. 112.4 sq. metres (1210.3 sq. feet)
Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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