



Further Information

Tenure - Freehold
Council Tax - Band G
Fixtures & Fittings -
Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
Established. Independent. Passionate



Bush & Co.



24 Victoria Street, Cambridge, CB1 1JP

Guide Price £1,650,000 Freehold



Location - Victoria Street is in the favoured "Kite" Conservation Area of Cambridge. Located off Clarendon Street in one of Cambridge's most popular residential areas of the city allowing convenient and easy access to both the city centre, Grafton Centre and Parker's Piece. The position of the house is enhanced by the predominantly Victorian properties in the nearby location and tranquillity so close to the town centre. For the commuter, Cambridge train station is only 1 mile away (serving King's Cross and Liverpool Street). The well-regarded Parkside secondary school and a number of pre-schools are also situated close by.

The accommodation comprises a Ground floor with a stone step to the front door with wrought iron railings, a timber panelled door with fan light above and chrome door furniture, a lobby with glazed door to the entrance hall, tiled floor, an entrance hall with stairs to the first floor, sanded and sealed timber floor boards, cornicing and radiator. Sitting room with cast iron fireplace with tiled insets and slate surround, 2 triple-glazed sash windows, cornicing, sealed and sanded floor boards, and radiator. Dining room with a cast iron fireplace and painted surround, sash window with views of the rear garden and radiator. Rear hall door to the rear garden and storage cupboard. Cloakroom with a Hand basin, low-level WC.

Basement with hall and storage cupboard, Kitchen/ Breakfast room with sink unit and range of wall and base cupboards, electric hob and oven, door to the rear garden, plumbing for washing machine. Breakfast area with door to front, inset lighting and radiator.

First floor landing Bedroom 1 is an outstanding and impressive room with 3 long triple-glazed sash windows, sanded and sealed floor boards, an attractive cast iron fireplace with tiled inset and painted surround, cornicing and radiators. Bedroom 2 with a sash window overlooking the rear garden, a cast iron fireplace and sealed and sanded floor boards. Bathroom with a modern suite comprising panel bath with shower over, hand basin, WC, sash window and radiator.

First floor landing with stairs to second floor, 3 bedrooms with planning consent for bathroom the be constructed above the existing bathroom.

Second floor with a spacious landing and skylights, timber flooring, Bedroom 6, a generous room with a dormer window, timber flooring and radiator.

Outside is a south-facing rear garden laid to lawn and surrounded by brick walling. Air source heat pump providing hot water and central heating.

Tenure: Freehold

Services: mains water, drainage, electricity,

Council Tax: G

Note: the house benefits from a planning consent which has been commenced. Ref 19/1624/FUL

