



VICTORIA ROAD, CAMBRIDGE, CB4 3LF

- Cambridge Market Square - approx. 0.9 miles (to walk)
- Cambridge North Railway Station - approx. 2.5 miles
- River Cam - approx. 2 miles

Charming Victorian terrace • Chain free offering • Generous garden in city centre location • Walking distance to the River Cam • Potential for further extension subject to planning • EPC rating D

DESCRIPTION

This home offers flexible, light-filled accommodation arranged over two floors, measuring over 1,100 sqft, with the added benefit of a generous rear garden.

The property is entered via a welcoming hallway with understairs storage, leading into a charming living room with a decorative fireplace. The bay window create a light and spacious room. The living room flows seamlessly into the dining area, which features wooden flooring.

The contemporary kitchen is fitted with a range of cabinets and drawers, ample work surfaces, oven, 4-ring gas hob with extractor, integrated dishwasher, fridge, and freezer, complemented by modern splashback tiling. A part-glazed door from the kitchen provides direct access to the garden.

Upstairs, the first floor comprises two generous double bedrooms. The principal bedroom is flooded with natural light, while the second bedroom also offers a spacious double room and built in storage. The spacious family bathroom is fitted with stylish freestanding roll top bath and additional shower cubical.

A versatile second-floor loft room provides additional flexible living space, perfect for a home office, guest room, or hobby area.

A WELL PRESENTED AND RECENTLY REFURBISHED 2-BEDROOM VICTORIAN TERRACE HOME LOCATED IN A CENTRAL CITY LOCATION, WITHIN WALKING DISTANCE OF LOCAL AMENITIES, JESUS GREEN, AND SCENIC RIVERSIDE WALKS.



OUTSIDE

The property benefits from a generous rear garden, mainly laid to lawn and enclosed by mature hedging and fencing. With established trees and shrubs the garden offers a good degree of privacy. A timber shed offers useful storage, while a patio area and rotary washing line completing the space.

LOCATION

Victoria Road is ideally situated close to Jesus Green and the River Cam, and less than a mile from Cambridge City Centre, offering a wide range of amenities as well as cultural and historic attractions. Nearby Mitcham's Corner offers a variety of independent shops, cafés, pubs, and a Co-op, while larger commercial amenities are also within easy reach. The property itself enjoys a pleasant position with ample permit parking available. Excellent transport links include regular bus services, convenient cycle routes to the city centre, and both Cambridge and Cambridge North Railway Stations are just a couple of miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, gas and electricity connected

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



213 Victoria Road, Cambridge, CB4 3LF



Total Area: 104.6 m² ... 1126 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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