



Bush & Co.





## 24 Victoria Street, Cambridge, CB1 1JP

**Guide Price £1,650,000 Freehold**



**Energy Rating Band C**

**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 to 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







## Exceptional service in Cambridge and the surrounding villages

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## Further Information

Tenure - Freehold

Council Tax - Band G

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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