

17 Portugal Place, Cambridge, CB5 8AF

Guide Price £700,000 Freehold

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## A CHARMING AND CHARACTERFUL TWO-BEDROOM PERIOD TOWNHOUSE, OFFERING BEAUTIFULLY PROPORTIONED ACCOMMODATION ARRANGED OVER THREE FLOORS, TOGETHER WITH A DELIGHTFUL PRIVATE COURTYARD GARDEN, IN ONE OF CAMBRIDGE'S MOST DESIRABLE AND HISTORIC CENTRAL LOCATIONS.

- Victorian two-bedroom period townhouse
- Rarely available, central location
- Courtyard garden
- Plot size - approx 0.01 acres
- Resident parking permits
- 975 sqft / 90 sqm
- Open-plan kitchen/dining room
- Large top floor, dual aspect sitting room
- Electric heating to radiators
- Period features

17 Portugal Place is an attractive period townhouse, occupying an enviable position in the very heart of historic Cambridge. With its traditional painted brick façade, elegant sash windows and distinctive entrance, the property forms part of an appealing terrace of period houses and offers a rare opportunity to acquire a charming city residence in an exceptional central setting.

Arranged over three floors, the accommodation extends to approximately 975 sqft (90 sqm) and combines generously proportioned living spaces with an abundance of natural light and a wealth of character. The property has been thoughtfully arranged to provide comfortable and versatile accommodation, with a particularly impressive first-floor sitting room and the added benefit of a secluded courtyard garden.

The ground floor is approached via a traditional entrance door opening into a hallway, from which there is access to two well-proportioned bedrooms. Both rooms benefit from attractive sash windows, whilst the principal bedroom enjoys a pleasant outlook and useful fitted storage.

A staircase rises to the first floor, which is devoted to a particularly spacious and inviting sitting room, measuring approximately 20'5" x 15'10". This delightful room is a notable feature of the property, with windows to two elevations allowing natural light to fill the space.

On the lower ground floor, the accommodation comprises a fitted kitchen, dining room and a bathroom. The kitchen is equipped with a range of contemporary timber-fronted units, complementary work surfaces and integrated cooking appliances, with a practical arrangement providing useful preparation and storage space.

The adjoining dining room is a particularly charming and intimate space, with a feature fireplace, fitted shelving and a window overlooking the courtyard garden. The room provides a delightful setting for informal dining and entertaining, with the kitchen and dining areas combining to create a sociable and welcoming heart to the home.

The bathroom is also situated on the lower ground floor and is fitted with a bath and shower over, wash hand basin and a WC.

A particularly appealing feature is the delightful private courtyard garden, providing a secluded outdoor retreat in the heart of the city. Enclosed by established walls and softened by mature climbing plants, the courtyard enjoys a wonderfully intimate and sheltered atmosphere.

**Agent's Note**
The property is located within a conservation area.

**Location**
Portugal Place is a narrow pedestrian thoroughfare situated just off Bridge Street in a rather special area of the city, right in the historical city's core, between Jesus Green - a large grassed open public space, The River Cam and St John's College. This is an area of the city where properties seldom come to sale, and is a most attractive location, on a slight rise within easy walking or cycling distance from the city centre.

**Services**
Main services connected include: water, electricity and mains drainage. There is no gas connection to the property.

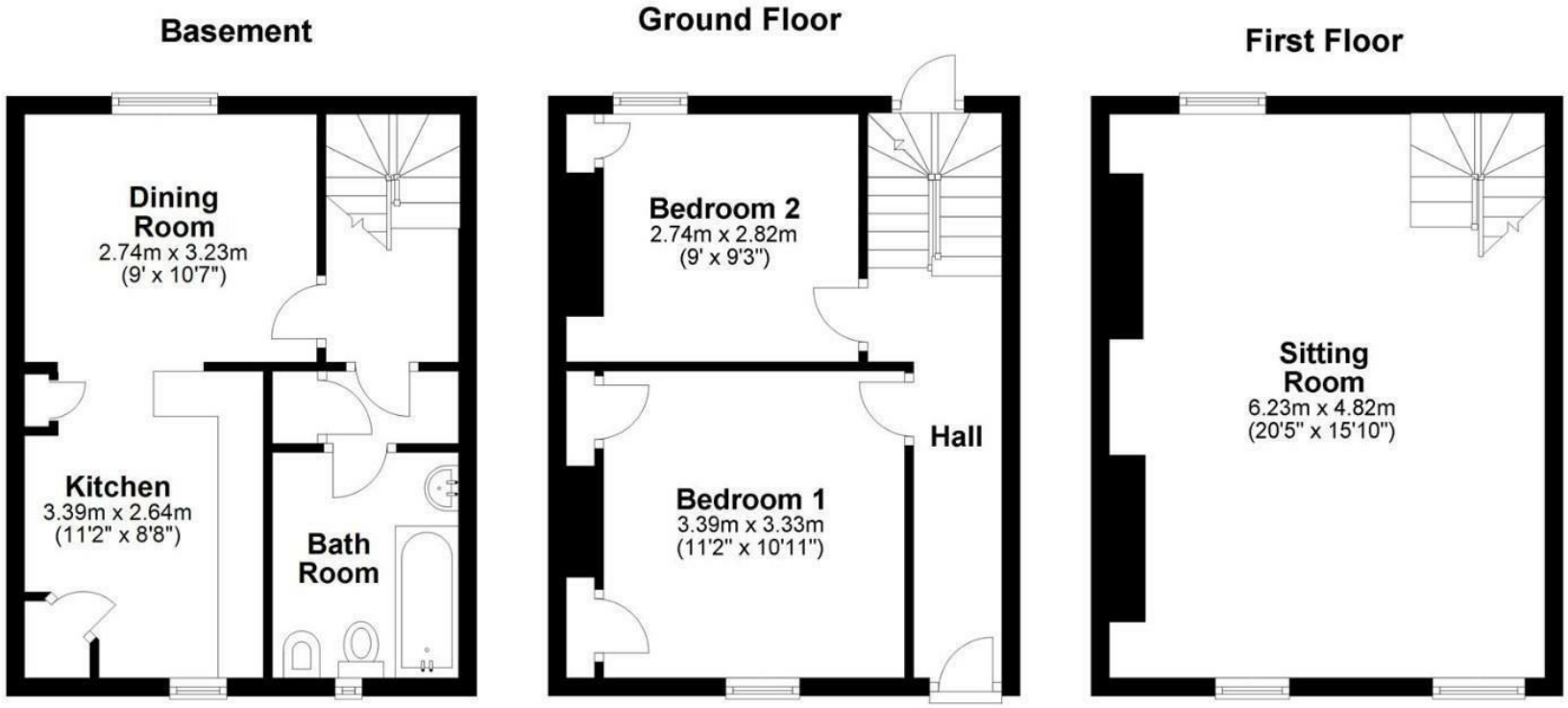
**Statutory Authorities**
Cambridge City Council.
Council Tax Band - F

**Fixtures and Fittings**
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

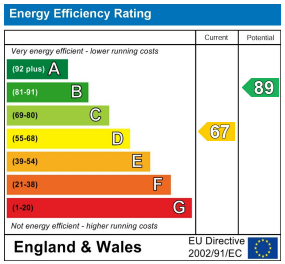
**Viewing**
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.








Approx. gross internal floor area 90 sqm (975 sqft)




**These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.**











