99 Norwich Street, Cambridge, CB2 1ND

Offers Over £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE, THREE BEDROOM MID-TERRACE VICTORIAN HOUSE PROVIDING BROAD AND CHARACTERFUL ACCOMMODATION, AVAILABLE WITH NO ONWARD CHAIN.

- Victorian terraced home
- 864.3 sqft / 80.3 sqm
- Period features
- Gas-fired heating to radiators
- EPC - C / 70
- 3 bedrooms, 1.5 bathrooms, 2 reception rooms
- Bright and updated accommodation
- Residents' permit parking
- Mature, courtyard garden
- No onward chain

An exceptionally well-presented Victorian terraced home situated on the highly sought-after Norwich Street, offering stylishly updated accommodation arranged over two floors and combining period character with contemporary finishes throughout.

The property extends to approximately 864 sqft (80.3 sqm) and has been thoughtfully improved to create a bright and welcoming family home. The ground floor features an attractive sitting room with excellent natural light, flowing seamlessly into a generous dining room that provides an ideal space for entertaining and everyday living. To the rear, a modern fitted kitchen opens into a breakfast room with direct access to the garden, creating a practical and sociable layout. A convenient ground-floor cloakroom completes the accommodation.

On the first floor, the property offers three well-proportioned bedrooms, including a spacious principal bedroom extending across the front of the house. Two further bedrooms provide flexible accommodation suitable for children, guests, or home working. The family bathroom has been modernised to a high standard and serves all bedrooms.

Outside, the property benefits from an attractive rear garden offering a private outdoor space. The traditional Victorian façade enhances the property's kerb appeal, while the central city location provides exceptional convenience.

Agent's Note
These photos were taken before the property were tenanted.

Location
Norwich Street is arguably one of the city's most desirable residential locations. Situated just off Hills Road between Bateman Street and Russell Street. The property enjoys a near central position and is just a 5-minute walk from the Cambridge University Botanic Garden and within walking distance of the railway station and the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are numerous restaurants, pubs and shops on the doorstep, whilst the leisure centre on Clifton Road is just a short walk away and offers chain restaurants, a cinema complex and gym; there is also The Junction arts venue, which provides drama, music and comedy performances.

The area is in catchment for a number Ofsted rated 'outstanding' schools, including St. Albans Catholic Primary School and Parkside Community College, whilst the acclaimed Hills Road Sixth Form College is also close by. St Mary's School, Sancton Wood and Stephen Perse Foundation are also very nearby, as well as various University Departments and Colleges.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

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

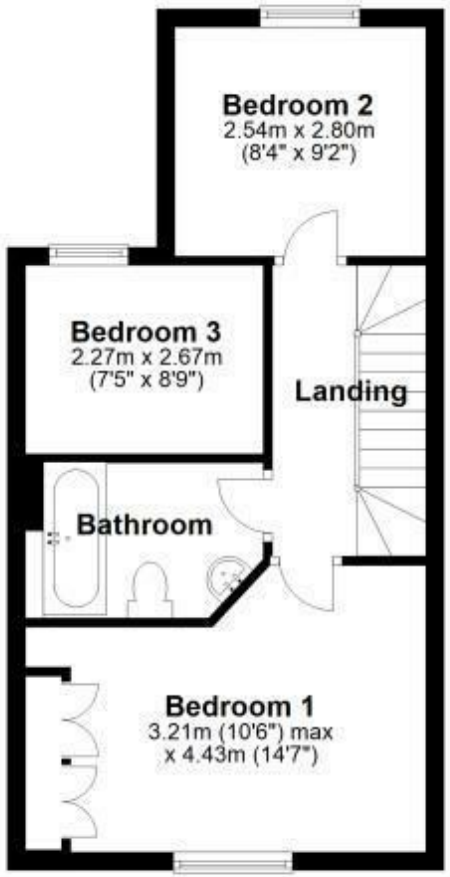
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Ground Floor

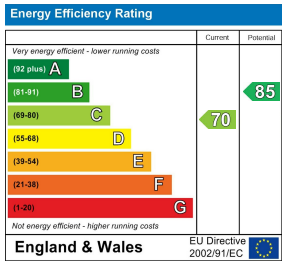
Approx. 43.5 sq. metres (468.3 sq. feet)

First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.3 sq. feet)



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.