

16 Portugal Place, Cambridge, CB5 8AF

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CHARMING TWO-BEDROOM PERIOD TOWNHOUSE OCCUPYING AN ENVIABLE CENTRAL POSITION, OFFERING VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, WITHIN EASY REACH OF THE CITY'S RENOWNED COLLEGES, HISTORIC LANDMARKS AND EXTENSIVE AMENITIES.

- Enviable prime central city location
- 2 receptions rooms, 1 shower room
- Circa 1850
- Electric heating to radiators
- Ideally located for the central colleges
- 2 bedroom period townhouse
- 875 sqft / 81 sqm
- Period features
- Residents permit parking
- Rarely available

16 Portugal Place is an attractive period townhouse, situated in one of Cambridge's most desirable and historic central locations. The property enjoys a charming setting amongst the city's distinctive period architecture and offers an excellent opportunity to acquire a characterful home in the very heart of Cambridge.

Arranged over three floors, the accommodation extends to approximately 875 sqft and provides a practical and versatile layout, with well-proportioned rooms, good natural light and a number of appealing period features, including traditional sash windows.

The ground floor comprises an entrance hall leading to a comfortable sitting room, with two sash windows providing an abundance of natural light. To the rear is a shower room, fitted with a glazed shower enclosure, WC and wash hand basin.

Stairs descend to the lower ground floor, where there is a generously proportioned dining room, beyond which is a fitted kitchen with a range of timber-fronted units, work surfaces and integrated cooking appliances, together with space for additional appliances.

On the first floor are two bedrooms, both benefiting from attractive sash windows and pleasant proportions. The principal bedroom is particularly light, with windows to two elevations, whilst the second bedroom offers flexibility for use as guest accommodation or home office.

Agent's Note
The property is located within a conservation area.
Please note that there is no outside space associated with this property.

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.

Tenure
Freehold

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

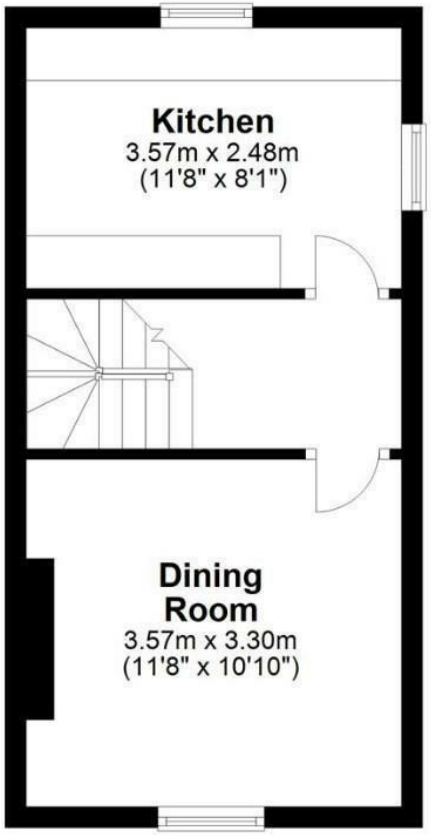
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

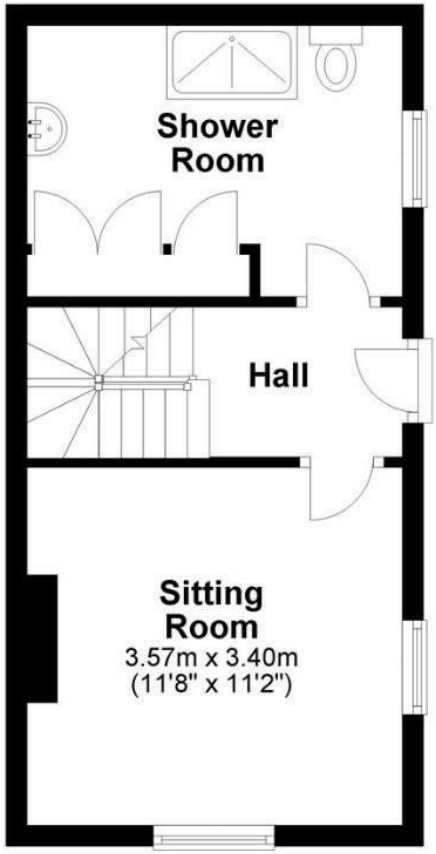




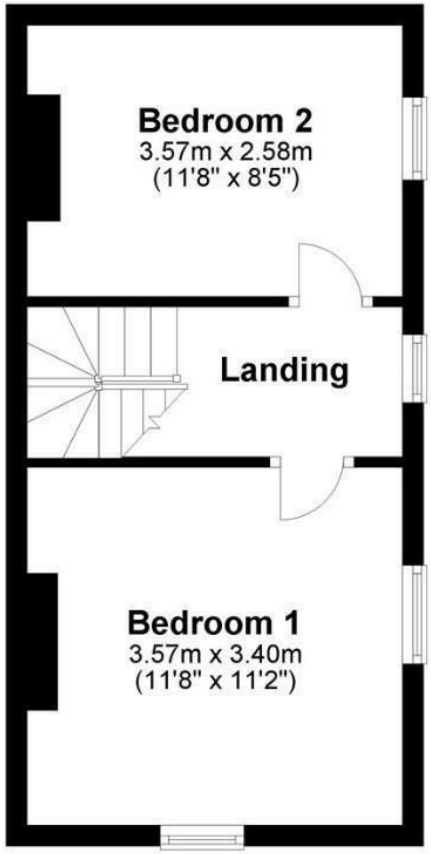
Lower Ground Floor



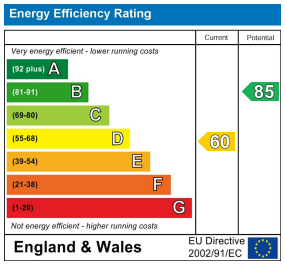
Ground Floor



First Floor



Approx. gross internal floor area 81 sqm (875 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.











