



82 Norwich Street, Cambridge, CB2 1NE
Guide Price £395,000 Freehold



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01223 323130

A TWO-BEDROOM, VICTORIAN TERRACED PROPERTY SITUATED IN THIS HIGHLY SOUGHT-AFTER CITY LOCATION, AVAILABLE WITH NO ONWARD CHAIN.

- Mid terrace Victorian home
- 2 bedrooms, 1 bathroom, 2 reception rooms
- Walled courtyard garden
- Street parking. Permit required
- In need of full refurbishment
- 850 sqft / 79 sqm
- Plot size - approx 0.01 acres
- Gas-fired heating to radiators
- Close to Cambridge station
- EPC - E / 41

This two-bedroom city home in the Newtown area, occupies a prime central location. The property requires full renovations throughout, however, retains some original features including sash windows, picture rails, solid wood floors and fireplaces.

The accommodation comprises a small, enclosed entrance lobby, a well-proportioned living room, dining room and a kitchen. Off the dining room, a part-glazed door provides access to a small, walled courtyard garden.

Upstairs, the first-floor landing leads to two spacious double bedrooms and a sizeable family bathroom.

Agent's Note

While we believe the property is mortgageable, this will be at the discretion of your lender, and your mortgage ability may vary depending on loan to value ratios. For further information please contact the office.

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

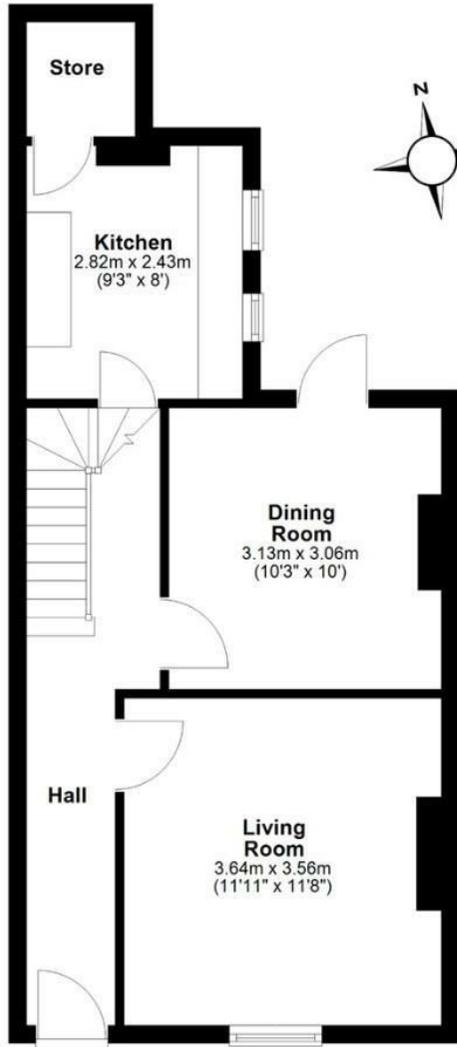
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



First Floor



Approx. gross internal floor area 79 sqm (850 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

