2 West View, Cambridge, CB3 9JB

Offers In Excess Of £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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## A CHARACTERFUL AND BROAD, BAY-FRONTED VICTORIAN HOUSE OF GENEROUS PROPORTIONS OCCUPYING A SUPERB, TUCKED-AWAY POSITION IN THE HEART OF NEWNHAM. SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

- 102 sqm / 1,100 sqft Victorian mid-terrace house
- 2 reception rooms and separate kitchen
- Small front garden and rear courtyard
- Residents permit parking
- EPC rating - D / 63
- 2 bedrooms (formerly 3)
- Tremendous scope for further improvement
- Plot size of 0.03 acre
- Gas-fired heating to radiators
- Attractive features incl. high ceilings, sash windows and fireplaces

This charming terrace of just four properties occupies a superb, scarcely available location in the highly sought-after suburb of Newnham, a short distance to the west of the city centre. No. 2 offers broad, generously proportioned accommodation and has tremendous scope for expansion, subject to the necessary consents. It boasts a wealth of period features such as high ceilings, sash windows, fireplaces, decorative cornicing and ornate ceiling roses. Whilst it has been very well maintained, the property would benefit from some modernisation.

Approached via a pedestrian pathway, the property has a small garden to the front, which is enclosed by iron railings and leads to the entrance. The entrance hallway has access to the principal rooms, a wide staircase to the first floor with storage under, and a side door to the rear courtyard. The reception rooms include a generous living room to the front and a dining room to the rear, with the former featuring a bay window and a fireplace with fitted shelving either side. The kitchen/breakfast room has a range of fitted units and shelves, with plenty of workspace, an integrated oven with a gas hob over, and spaces for further appliances.

On the first floor, the spacious landing has a large double storage cupboard and a hatch with a pull-down ladder to the sizeable attic space. The master bedroom includes fitted wardrobes and incorporates two previously separate rooms, which could easily be reverted. There is a further double bedroom to the rear, which also includes fitted wardrobes. The bathroom is fitted with a three-piece suite including a bath, a pedestal wash basin, a WC, and has access to a large storage eave.

Outside, gated pedestrian access leads to an enclosed rear courtyard, which has access to a functioning WC, which also houses the boiler.

### Location
West View is terrace of four properties, which occupy a traffic-free position off Merton Street, in the heart of Newnham, lying around 1 mile south-west of the city centre. There is a good selection of local amenities in Newnham itself, including an award winning grocer, Co-op, butcher, baker, chemist and a primary school. Secondary and private schooling for all age groups is available in the city. The city centre, colleges and various university departments can be reached by foot or bicycle via 'The Backs'. Grantchester Meadows and Lammas Land are both within walking distance.

### Tenure
Freehold

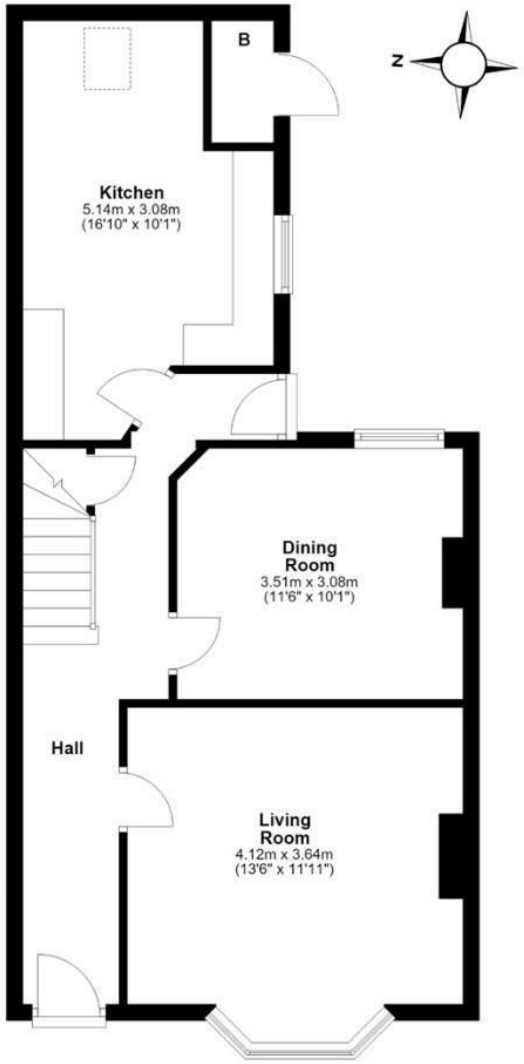
### Services
Main services connected include: water, electricity, gas and mains drainage.

### Statutory Authorities
Cambridge City Council.
Council Tax Band - E

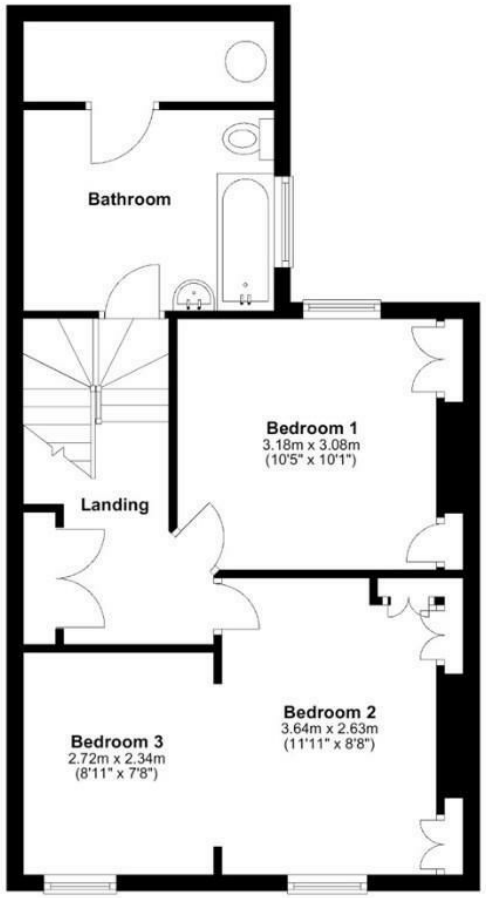
### Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

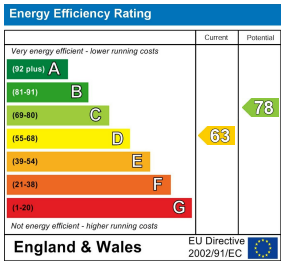
## Ground Floor




## First Floor




**Approx. gross internal floor area 102 sqm (1100 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.**