



65 Norwich Street, Cambridge, CB2 1ND  
Guide Price £575,000 Freehold



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**AN ATTRACTIVE, MID-TERRACE VICTORIAN HOUSE PROVIDING BROAD AND CHARACTERFUL ACCOMMODATION WITH A GOOD LEVEL OF NATURAL LIGHT AND A PRIVATE SPLIT-LEVEL GARDEN WITH A SOUTH-FACING ASPECT, ON NORWICH STREET.**

- 797 sqft/ 74 sqm
- 2 beds, 1 reception, 1 bathroom
- Residents permit parking
- Gas-fired heating to radiators
- Attractive period features
- Late Victorian mid-terrace house
- South-facing courtyard rear garden
- Plot size approx 0.02 acres
- EPC - D / 68
- Close to excellent facilities and public transport links

This two-bedroom city home in the Newtown area occupies a prime central location along a one-way street off Hills Road and is within easy reach of Cambridge Station, the Botanic Garden and the historic centre.

This charming period house offers characterful accommodation over two broad floors and benefits from a private walled garden with a south-facing aspect.

The accommodation comprises a small, enclosed entrance lobby, a well-proportioned and broad sitting/dining room with a woodburning stove and an open fireplace, an open staircase with understairs storage solutions, original wood flooring, bespoke shuttering to the front sash window and rear French doors. There is access to the garden from this room. A well-equipped kitchen is off the dining area and provides a range of units and drawers, working surfaces, integrated appliances including a fridge (new) and a second fridge freezer, and space for freestanding appliances.

Upstairs, the first-floor landing leads to two spacious double bedrooms and a fully fitted bathroom suite with a rolltop bath and attractive panelling.

Outside, the rear garden has been well designed for low maintenance. This split-level outside area has a raised rear planting border and space for outside dining. There are two timber storage sheds, ideal for bicycle storage.

#### **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.



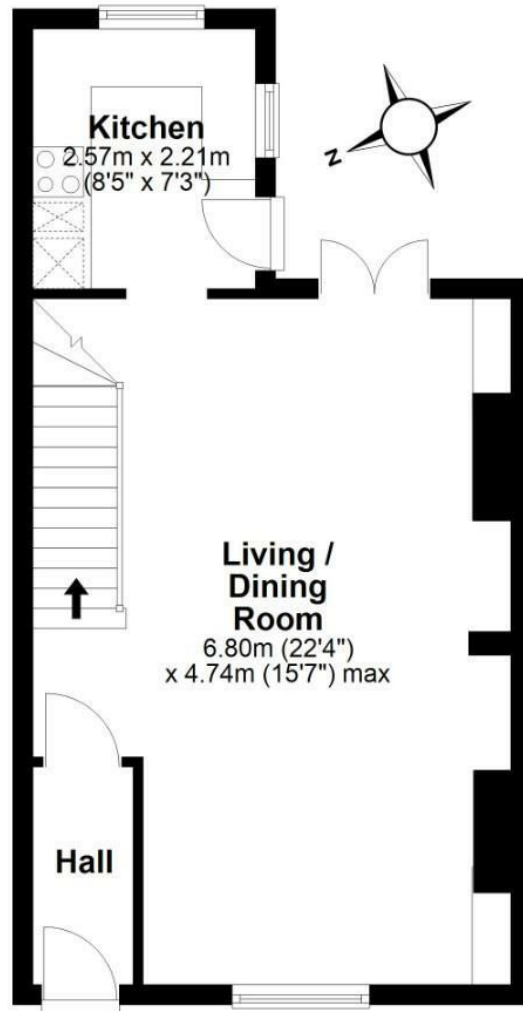






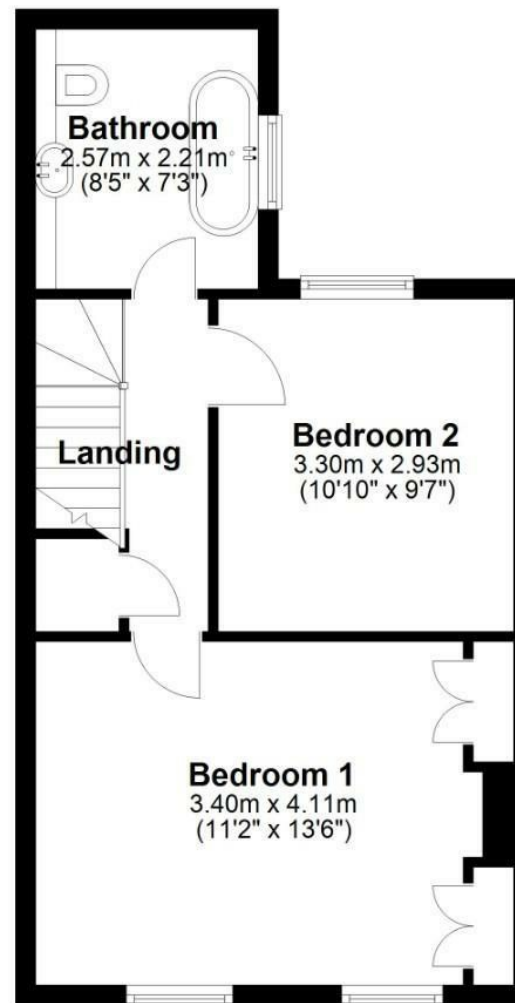
## Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

