

165 Victoria Road  
Cambridge, CB4 3BU

Guide price £300,000



# 165 Victoria Road

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- PP for loft conversion
- No chain
- Flexible accommodation

A 2-bedroom first-floor flat in an attractive Victorian conversion, with no chain, a share of freehold, and just a short walk from the river and Jesus Green.

This well-equipped flat is perfect for a first-time buyer, or those wanting a Victorian property. There is a secure, ground floor entrance shared with the neighbouring flat. A private staircase leads to the first floor and landing where there is a storage cupboard and access to the loft. There is planning permission granted for a loft conversion (CCC planning ref: 24/00004/FUL).

The kitchen is well fitted with base level cupboards, real wood worktops, and a breakfast bar, it has an oven, hob, and extractor fan, built-in and a recently installed gas boiler. The wetroom has a shower, basin and WC, part tiled walls a tiled floor and a towel rail. The rest of the accommodation is very flexible, there is a reception room with fitted shelving, two bedrooms, a double room with an original cast iron fireplace, and a single room





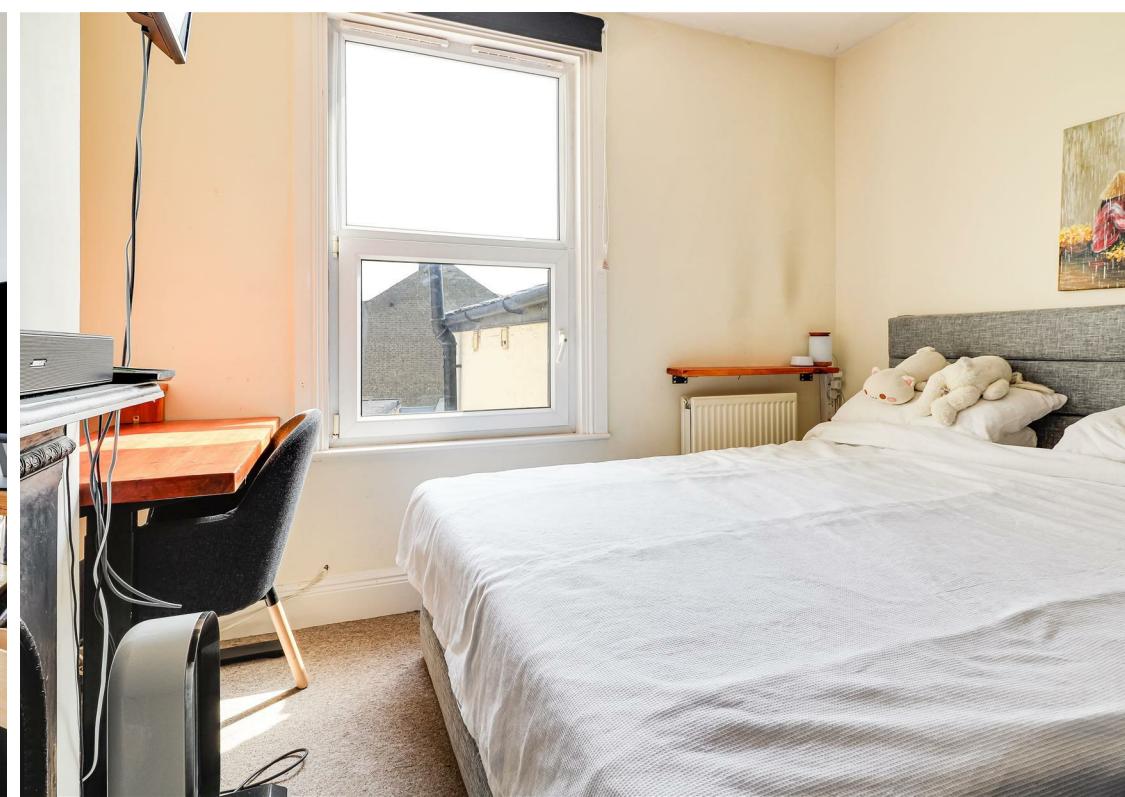
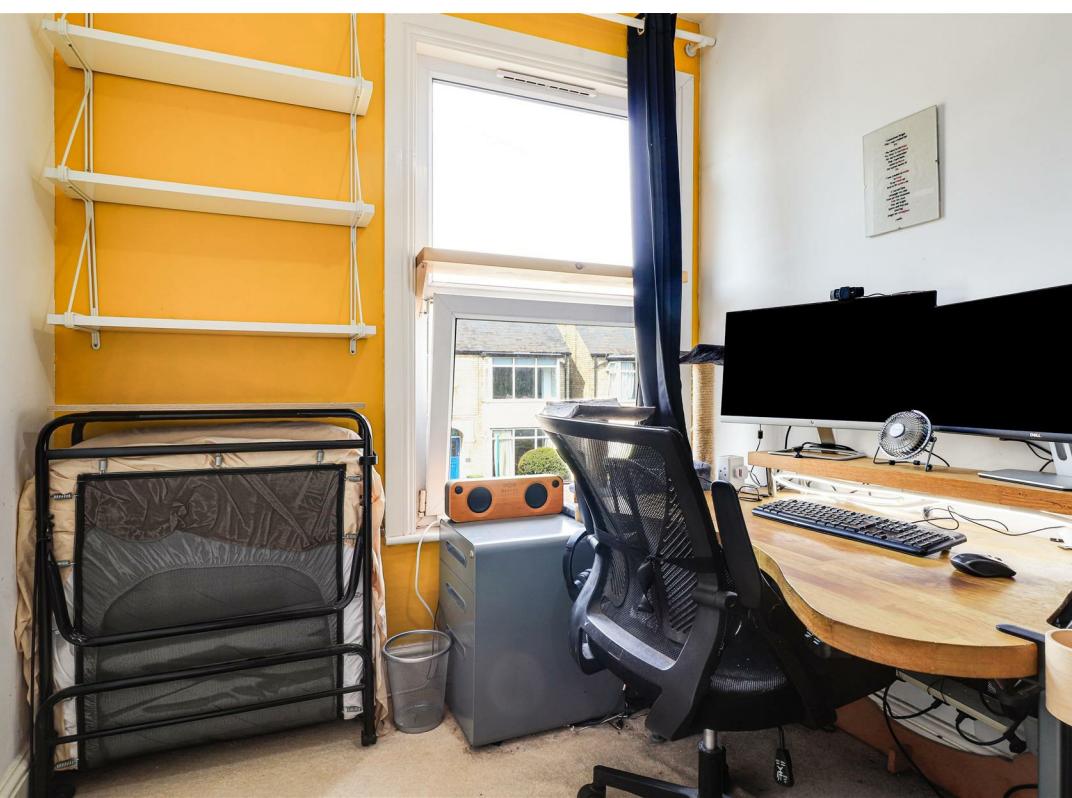
perfect has a home office. The living room and main bedroom are a similar size and depending on personal choice, as the face north and south respectively, could be used either way round.

The windows are double glazed and the property has gas central heating.

All in all a very versatile and well thoughtout home, with the added advantage of planning permission.

Outside, the property has the benefit of the front garden and cycle storage at the rear.

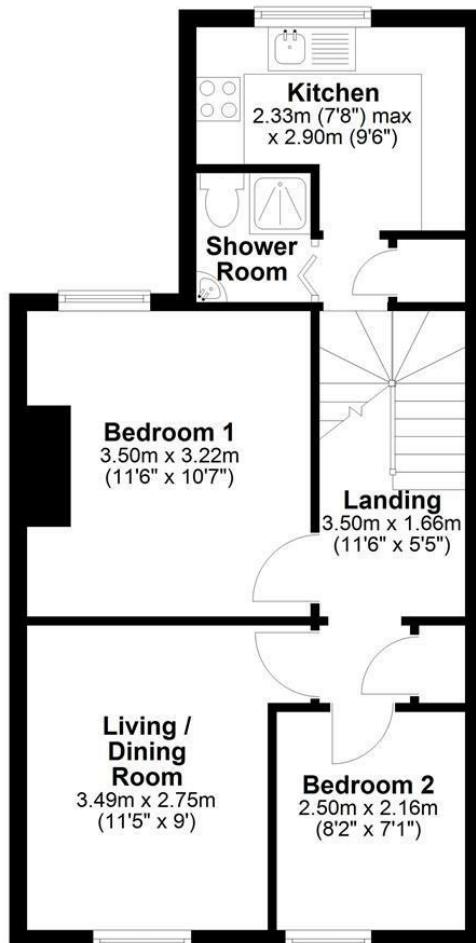
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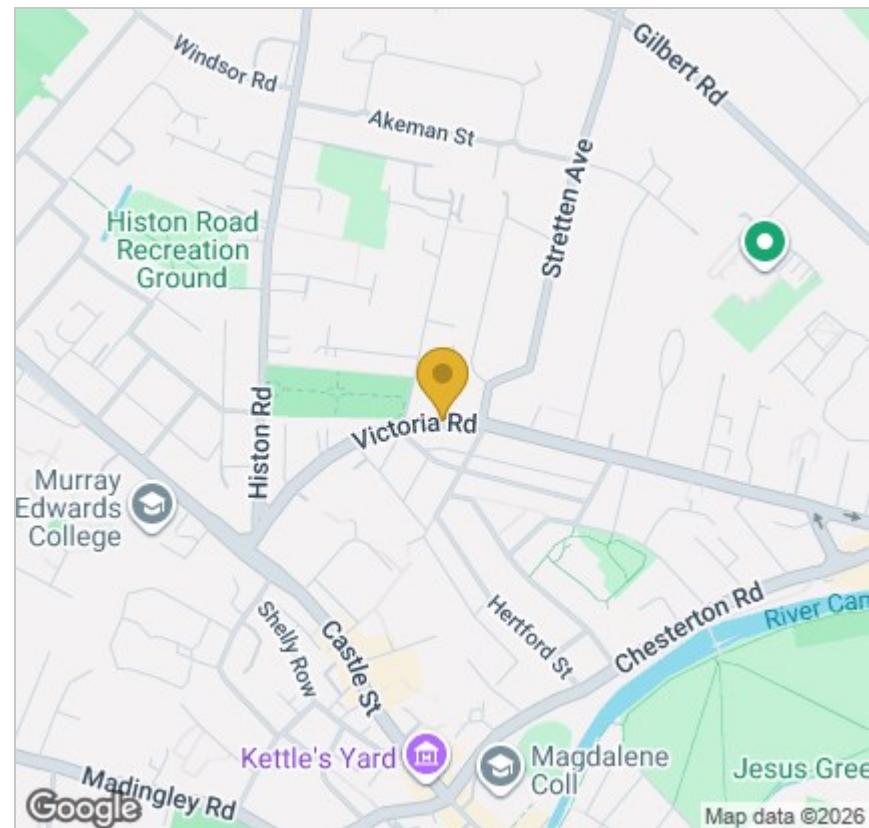
## Ground Floor

Approx. 45.0 sq. metres (484.9 sq. feet)

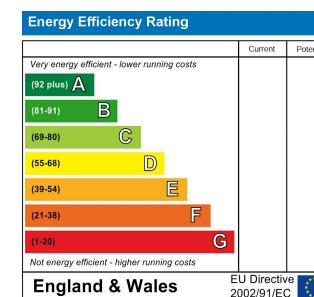


Total area: approx. 45.0 sq. metres (484.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold  
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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