



171 Victoria Road, Cambridge, CB4 3BU
Guide price £260,000

Floor Plan
Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 46.5 sq. metres (500.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- No Onward Chain
- Victorian conversion
- No Service Charge or Ground Rent
- Excellent location

A spacious and delightful one bedroom first floor flat forming part of a converted Victorian property, situated conveniently close to local amenities and within a short walk or cycle of the centre of Cambridge. The property is offered with no onward chain.

From the secure communal hallway, the flat is located on the first floor. The main reception room is particularly spacious, with two windows to the front, providing excellent living space and room for a work area if required. The bedroom is a good sized double with an integrated cupboard and a large window overlooking the rear of the property.

The kitchen is well equipped and makes excellent use of the available space. There is an integrated double oven, gas hob, and freestanding fridge freezer and washing machine.

The bathroom has a contemporary feel and features a bath with shower over, basin, WC, and a small storage cupboard.

Located on Victoria Road, local shops are just around the corner, with larger supermarkets available on nearby Histon Road. The River Cam and the centre of Cambridge are approximately a ten minute walk away.

///carbon.calm.walk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com