

- Victorian terrace house
- Two bedrooms
- Two reception areas
- Very central location
- Courtyard
- Chain free
- Early viewing advised



Norfolk Terrace,
Cambridge
Guide price
£350,000



Radcliffe & Rust are pleased to offer, for sale, this rare find in the very heart of the City. The property is located within walking distance of just about everything Cambridge has to offer. Although adequate, the property would benefit from some modernisation by way of a new kitchen and bathroom. This is essentially a blank canvass ready for anyone to put their own stamp on it. Internal accommodation comprises of entrance porch, living area, dining area and kitchen on the ground floor. On the first floor you will find a landing leading to two bedrooms and bathroom. Outside there is a small courtyard garden. The property is offered for sale with the added benefit of no onward chain so call or email now to arrange your viewing.

Entrance porch 1.22m x 1.07m

Entrance door to front aspect encompassing single glazed feature window, door leading to:

Living area 4.19m x 3.05m

With double glazed window to front aspect, internal feature window to entrance porch, radiator and telephone point.

Dining area 3.35m x 2.97m

With double glazed window to rear aspect, radiator and opening to:

Kitchen 3.81m x 1.57m

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven and hob, plumbing for washing machine, double glazed window to rear aspect and single glazed door to side aspect leading to garden.

Landing

With stairs rising from living area, access to loft space, airing cupboard and smoke detector.

Bedroom one 4.27m x 3.02m

With double glazed window to front aspect, television point and radiator.

Bedroom two 3.56m x 1.60m

With double glazed window to rear aspect and radiator.

Bathroom 2.79m x 1.27m

Part tiled suite comprising of bath with electric shower over, low level W.C, wash hand basin and obscured double glazed window to rear aspect.

Outside

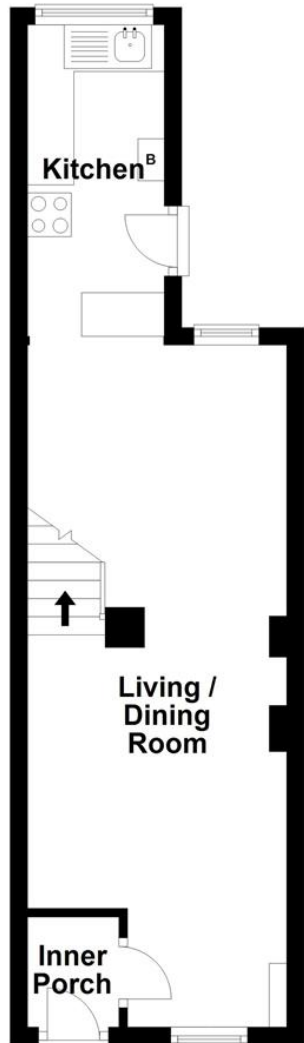
To the rear of the property there is a very small courtyard laid to hard standing and enclosed by brick built walls.

Agent notes

Tenure: Freehold
Council tax: Band C = £1,519

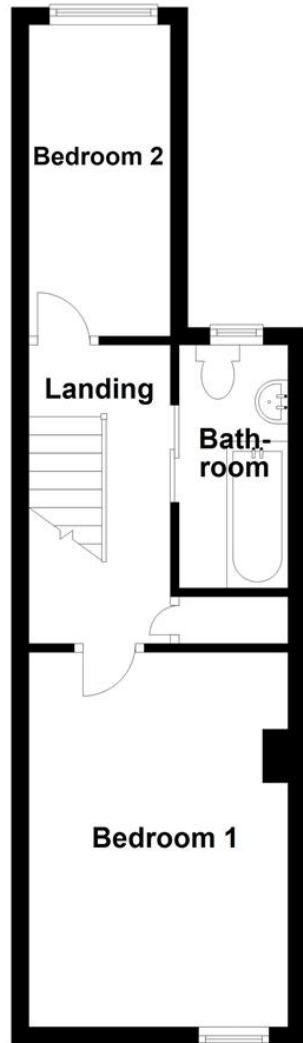
Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 58.0 sq. metres (624.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

