



Norfolk Terrace, Cambridge, CB1 2NG
£475,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A two/three bedroom, Victorian mid-terrace that has been used as a successful let for the current owners and is situated in the centre of Cambridge, only a five minute cycle from Cambridge Train Station and other local amenities. This period property has been extended to provide spacious living with transferable rooms on the ground and first floor and is being conveniently sold with no onward chain.

INTERIOR

Entering via an entrance hall are doors leading to two reception rooms, with the front currently being used as a bedroom and both rooms have wooden flooring throughout along with a feature fireplace. Going through the property is a galley kitchen which has an array of floor and wall mounted base units, oak engineered flooring and door leading to a downstairs WC. Upstairs are doors to two double bedrooms, with another reception room off the landing that can double up as a bedroom or study, with access to the family bathroom.

EXTERIOR

Situated on a road of likeminded homes with permit parking and side access to the rear garden. The fully enclosed, walled garden to the rear is mainly laid to lawn with a patio and provides the perfect space to enjoy as a collective.



KEY FEATURES

- Victorian End of Terrace
- A Five Minute Cycle to the Station
- Two/Three Bedrooms
- St. Matthews School Catchment
- Extended Home
- Close to Amenities





LOCATION

Travel supermarket listed Romsey as one of the trendiest spots to visit in a countrywide ranking and it scored highly in categories such as "hip culture outpost" and "creative capital", outranking areas in London and Liverpool. Locals feel that the "community spirit" and "village feel" of the neighbourhood is what makes it such a good part of the city to live. Just like its neighbour Petersfield, the area is thriving with a wide variety of mainly independent businesses, shops and restaurants.

Taking place the first Saturday of every December, the Mill Road Winter Fair brings the community together in the run-up to Christmas where song and dance, live bands, arts and crafts, entertainment and plenty of food and drink descends on Mill Road. It has become one of the most enjoyed and biggest events in Cambridge.

As the area has a high density of housing, namely beautiful period homes, open spaces are limited, but Romsey Recreation Ground on Vinery Road has a multi-use games area and an outdoor basketball court, there is also a play area on Great Eastern Street.

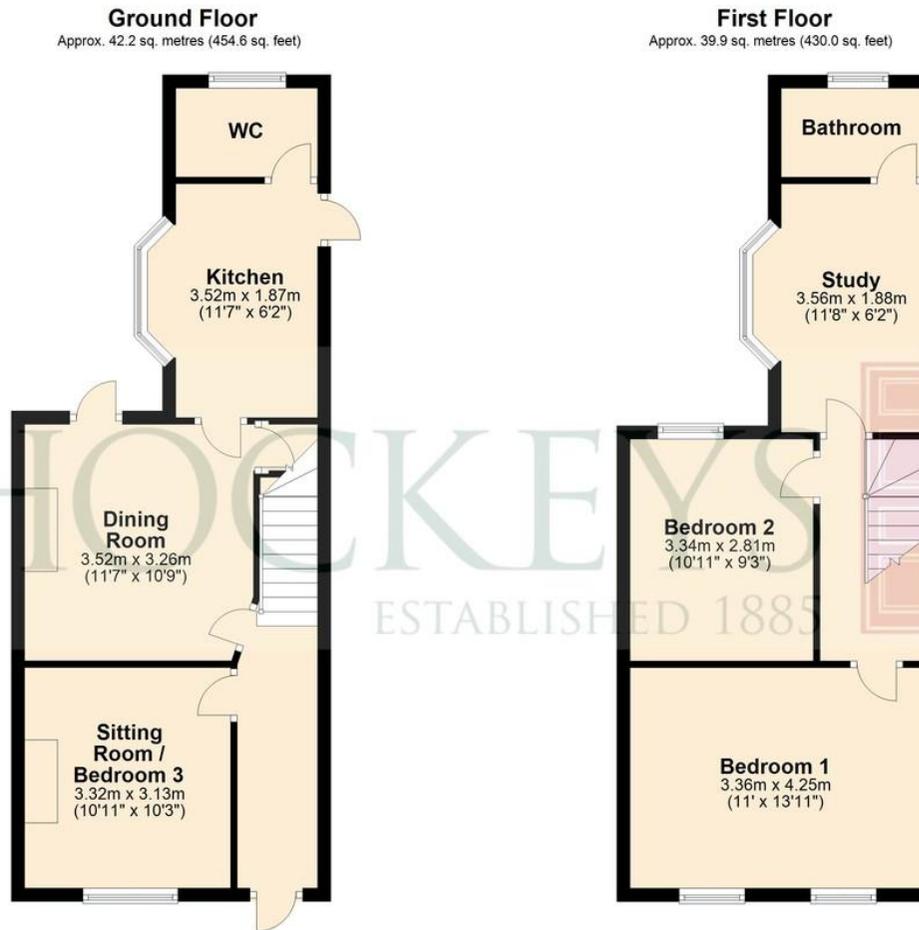


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Total area: approx. 82.2 sq. metres (884.6 sq. feet)
12 Norfolk Terrace, Cambridge

ADDITIONAL INFORMATION

Local Authority
Cambridge City Council

Council Tax Band
C, 2021/2022 Annual £1,714.12

Services
Mains

Transport Links
Bus and train

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.