



Railway Street, Cambridge, CB1 9LL  
£400,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A charming, two-bedroom, Victorian terrace situated in a popular, no through road area, making it an extremely peaceful location to buy your first home whilst still being within walking distance of local amenities and fantastic schooling. This home has been lovingly improved by the current owners, with a new kitchen and bathroom recently being fitted along with two spacious reception rooms with the living room having a wood-burning stove.

## INTERIOR

Upon entering the property, you are welcomed into the living room that provides wooden flooring with wood burning stove and opening into the dining room with stairs to the first floor along with storage under. On the ground floor is the recently fitted kitchen with wooden worktop surface over, butler sink, integrated appliances throughout and stable door. Upstairs are two bedrooms, the master being a double with built-in storage and feature, cast iron fireplace and the newly fitted bathroom comprising a three-piece suite along with built-in storage.

## EXTERIOR

The property is situated on a no through road and provides a lawned garden to the front aspect with a pathway leading to the front door. The rear garden is mainly laid to lawn with a patio with parking and a garage to the end of the garden.



## KEY FEATURES

- Period Property
- Two Bedrooms
- Recently Fitted Kitchen and Bathroom
- Character Features
- Parking And Garage
- Two Reception Rooms





## LOCATION

Cambridge has something for everyone with a diverse range of restaurants, shops, business and services from the small independent local companies on Mill Road to the global brand names in the grand arcade.

The same can be said for the landmarks and attractions our city has to offer from the Fitzwilliam Museum and vast collections of antiquities from Ancient Egypt, Greece and Rome, to punting on the River Cam under the mathematical bridge or strolling around Kings Chapel or the stunning Botanical Gardens.

Cambridge is a fine place to live with some of the best schools in the country, both independent and public. Addenbrookes, the internationally renowned teaching hospital is here and the historic university speaks for itself. Additionally, with many of the major blue chip, biotechnological and pharmaceutical employers that are based here, it is hard to find a better place to call home.



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## Ground Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



## First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 59.5 sq. metres (640.3 sq. feet)

**21 Railway Street, 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**  
Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	56   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.