



Edward Street, Cambridge, CB1 2LS  
£450,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



### SUMMARY

A three-bedroom, Victorian terrace situated on a prominent road off Norfolk Street in the CB1 area. The downstairs accommodation comprises spacious family living with two reception rooms, a conservatory that looks onto the garden and the kitchen to the front aspect. This fantastic home spans over three floors and provides three bedrooms with a separate storage room and bathroom.



### KEY FEATURES

- Three Bedrooms
- Victorian Mid Terrace
- CB1 Location
- Period Features
- City Centre
- Spacious Living Space



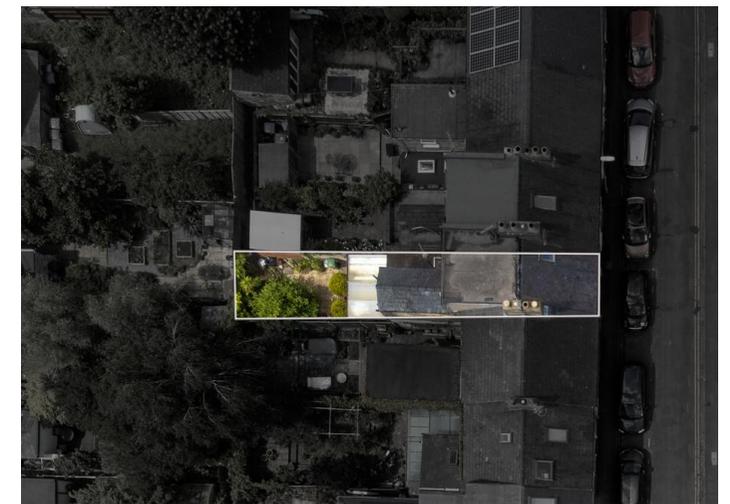


## LOCATION

Cambridge is a beautiful university city in East Anglia and the county town of Cambridgeshire, which is approximately 50 miles north of London, which can be accessed by train in just under one hour. In addition, there are excellent road links to the M11, A14 and A1.

Cambridge is well known for being the main centre of the Silicon Fen and many major companies are located here such as Astra Zeneca, Vindis and Google. Cambridge University and Addenbrooke's Hospital are two world-renowned attractions of this beautiful city.

Cambridge has something for everyone with a diverse range of restaurants, shops, businesses and services from the small independent local companies on Mill Road to the global brand names in the Grand Arcade. Other landmarks and attractions include the Fitzwilliam Museum, Kings Chapel and the stunning Botanical Gardens. Cambridge is also home to some of the best schools in the country, both independent and public.

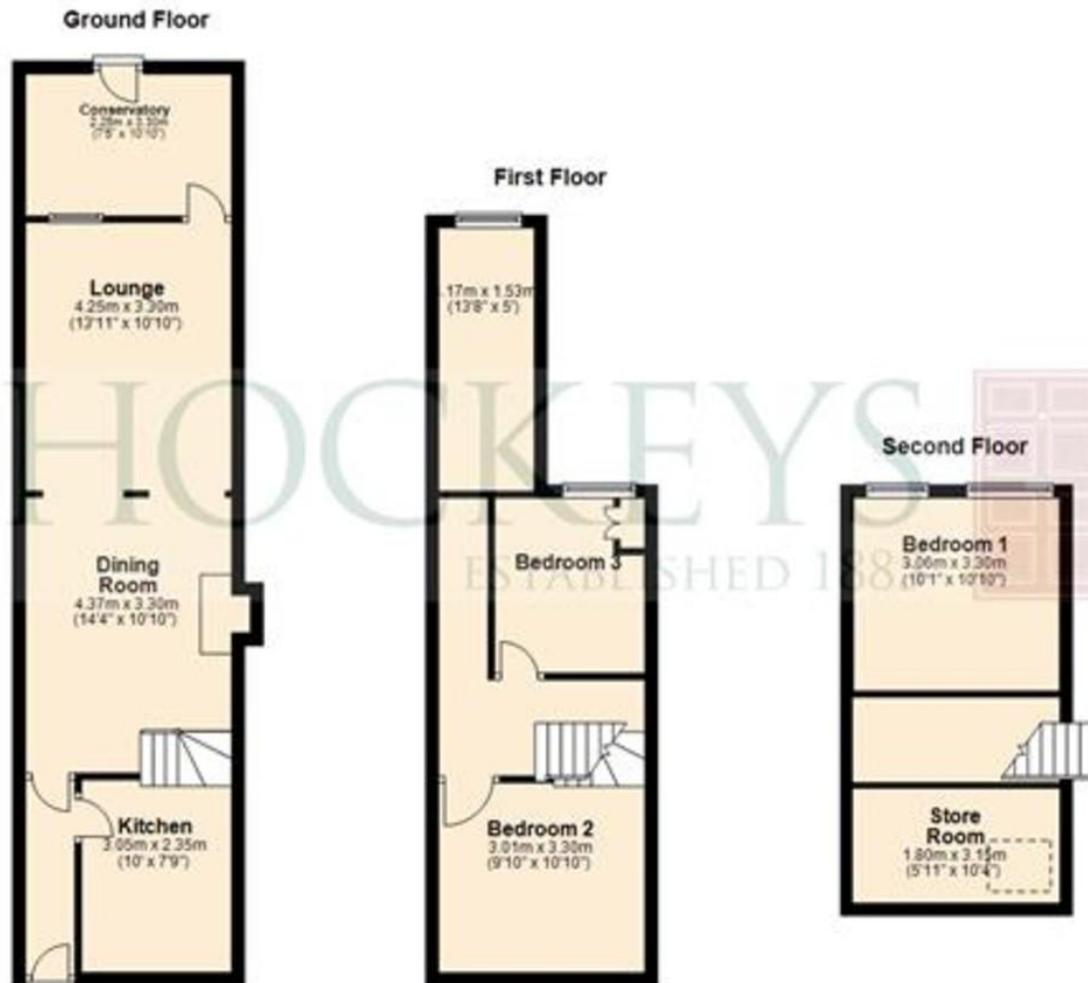


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## ADDITIONAL INFORMATION

**Local Authority**  
Cambridge City

**Council Tax Band**  
Tax Band D

**Services**  
Gas

**Transport Links**  
Bus and Train

**Energy Rating**  
Energy Efficiency Rating E

**Tenure & Possession**  
Freehold

**Vendors Position**  
No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	43   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.