



125 sqm / 1351 sqft

166 sqm / 0.04 acre

End of terrace house

4 bed, 2 recep, 2 bath

On street parking

Victorian - freehold

EPC - E / 54

Council tax band - D

CANTERBURY

Set over three floors and extending to approximately 1,351 sq ft, this wonderful characterful Victorian home offers generous living space, well-proportioned bedrooms and a wealth of period charm throughout, all in a highly regarded city location.



Guide Price
£725,000.00



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The ground floor is entered via a welcoming hallway and features a front door with decorative stained glass, which casts colourful ambience and lighting. The cosy front sitting room contains an attractive feature fireplace, creating a warm and inviting space to relax. To the rear is a separate formal dining room, again benefitting from a feature fireplace, ideal for entertaining and family gatherings. The heart of the home is the impressive open-plan kitchen/utility/dining room, flooded with light and offering excellent space for modern living. The kitchen is laid out with ample storage, wood work surfaces and room for a large dining table, with double doors leading out to the back garden, making it perfect for everyday use and hosting alike.

The first floor provides three well-sized bedrooms, including a particularly generous principal bedroom with dual aspect windows and clear views down Priory Road, all served by a family bathroom. These rooms offer flexibility for growing families, guests or home working.

Occupying the top floor is a substantial bedroom suite, complete with its own en-suite shower room and useful built-in storage, offering an ideal main bedroom or guest suite.

The private back garden features a paver patio and walking path with a large planting bed, border bed and wooden garden shed.

The property successfully blends period features, including fireplaces, with flexible modern living space, making it an excellent choice for families or buyers seeking a spacious home arranged over multiple levels.

Canterbury Street offers the perfect balance of city convenience and neighbourhood calm. Located less than a mile from the city centre, the area is ideal for professionals, academics and families looking to enjoy Cambridge living without the bustle.

The area benefits from excellent local amenities including cafés, shops, GP surgeries and well-regarded schools, all within easy reach. The location is exceptionally well connected, with regular bus services and outstanding cycle routes providing swift access to the city centre, the River Cam, both Cambridge North and Cambridge Main rail stations and key employment hubs.

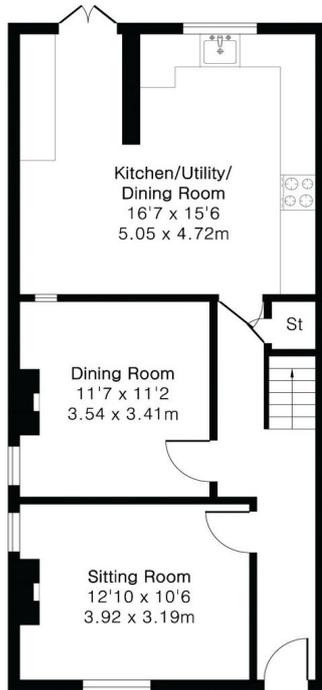


Approximate Gross Internal Area 1351 sq ft - 125 sq m

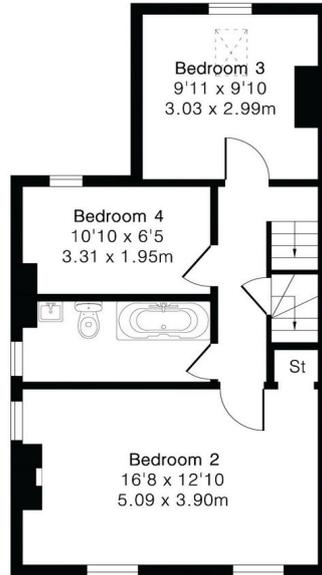
Ground Floor Area 637 sq ft – 59 sq m

First Floor Area 474 sq ft – 44 sq m

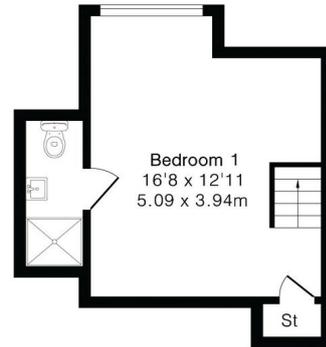
Second Floor Area 240 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor



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