



ROSS STREET, CAMBRIDGE, CB1 3BS

- Cambridge City Centre - approx. 1.6 miles
- Addenbrookes Hospital - approx. 2.2 miles
- Cambridge Railway Station - approx. 0.7 miles

Sought-after Ross Street location • Stylish Victorian terrace • Walking distance to City Centre • Local amenities close by • Renovated throughout • Charming Victorian features throughout • Well-proportioned rear garden • EPC rating D

DESCRIPTION

This beautifully presented two-bedroom Victorian terrace combines period charm with a contemporary architect-designed interior. Recently featured in Homebuilding & Renovating Magazine, this stylish and highly functional home sits in the heart of Cambridge on the ever-popular Ross Street, just off Mill Road.

The ground floor opens into a generous living space, thoughtfully opened up to offer a large and versatile area that could easily include a dedicated dining space. Bespoke shelving lines the walls and a feature fireplace with a bespoke maple surround forms a focal point in the sitting area, tying in the custom-made storage and detailing found throughout the home.

To the rear, the kitchen has been fully renovated to a superb standard, with sleek wall and base units, a ceramic sink, high-spec double oven/grill with gas hob and electric underfloor heating. The rear elevation of the kitchen is almost entirely glazed, with French doors and a floor-to-ceiling window providing uninterrupted views over the garden and filling the space with natural light — a stunning design that creates a real sense of connection to the outdoors.

STYLISH AND THOUGHTFULLY RENOVATED 2 BEDROOM VICTORIAN TERRACE IN PRIME CAMBRIDGE LOCATION.



Upstairs, the principal bedroom spans the full width of the property at the front and features another elegant fireplace and bespoke maple joinery throughout. Two sash windows flood the room with light. The second bedroom, currently used as a study, offers flexibility as a comfortable guest room or child's bedroom. The family bathroom is also located on the first floor and has been recently refitted with stylish, modern tiling and a well-considered layout. It offers generous storage solutions, including bespoke birch-ply cupboards and a mirrored cabinet.

An integrated hatch and folding ladder provide access to the loft, which has a fully-boarded floor, suitable for use in any future conversion subject to the necessary consents.

Throughout, the home has been renovated to a beautifully high standard, with a perfect balance of period charm and modern practicality.

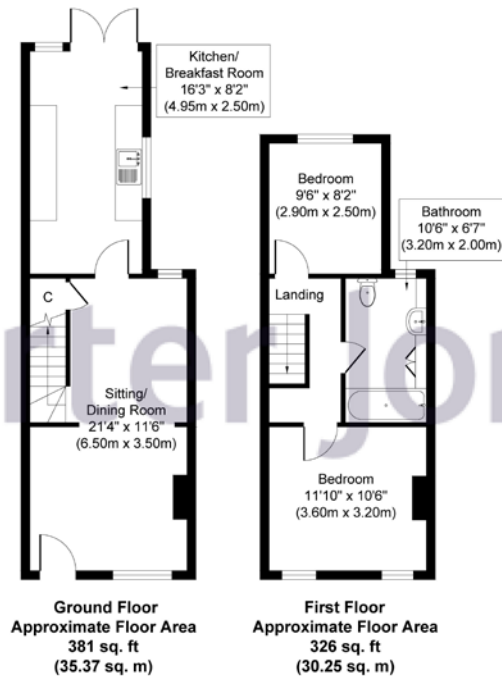
OUTSIDE

The rear garden has a brick patio, mature flower beds to both sides of the lawn and generous raised vegetable bed. The garden boasts a small cherry tree and mature wisteria, beyond which sits a shed and compost area. This offers potential for a home office, studio, or additional accommodation, subject to any necessary consents as many have on done on the street. The property also benefits from rear access, adding convenience for bikes, bins, or deliveries.

LOCATION

Ross Street is located in the hugely popular Romsey town area of the city, just over the Mill Road bridge. It is situated just off Mill Road which has become increasingly sought-after in terms of its varied amenities including restaurants from all cultures, convenience stores and supermarkets along with cafes and pubs. The city centre is a short walk away as are the open spaces of Coldham's Common and Parker's Piece, and the railway station offering a fast direct rail service into London. It is also very well located for Addenbrookes Hospital, while a park and playground are a stone's throw away.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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