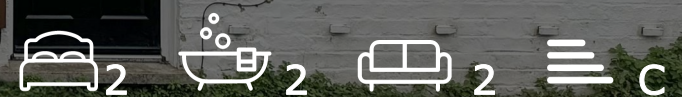




23 Malta Road  
Cambridge, CB1 3PZ

**Guide price £475,000**



## 23 Malta Road Cambridge, CB1 3PZ

- Refitted kitchen
- Two double bedrooms
- Stylish bathroom
- Close to train station
- Fully boarded and insulated loft with lighting

This is a wonderful example of a 2 bedroom, beautifully renovated Victorian Terrace, located conveniently close to the amenities of Mill Road.

Measuring 715 sqft, the property benefits from new flooring throughout, a refitted kitchen and bathroom, a downstairs cloakroom and a lovely rear garden.

The accommodation consists of a recently re-fitted front door leading to the sitting room which has a large double-glazed window and offers a good space for a TV snug area or home office. Down the hallway is the living/dining room with chimney breast and feature fireplace, alcove shelving, and sash window overlooking the rear garden. There is a large understairs cupboard offering excellent storage.

The kitchen has been stylishly refitted with patterned laminate flooring, cream cabinets, and a matte white sink. There are sage green splash back tiles in brick-bond style and spaces for appliances. Beyond the kitchen is a small storage area, the boiler





(installed in 2017), and the downstairs cloakroom.

Upstairs are two very good-sized double bedrooms. The main bedroom at the front has a bespoke alcove wardrobe and shelving as well as additional over-the-stairs storage. The second bedroom is also a good-sized double with alcove shelving and a double-glazed sash window.

The bathroom has been fitted to the same high standard as the kitchen and now features wonderful wood paneling and a superb bathroom suite including a freestanding vanity unit with basin, bath, hand-held shower and electric shower above, chrome towel rail, and column radiator.

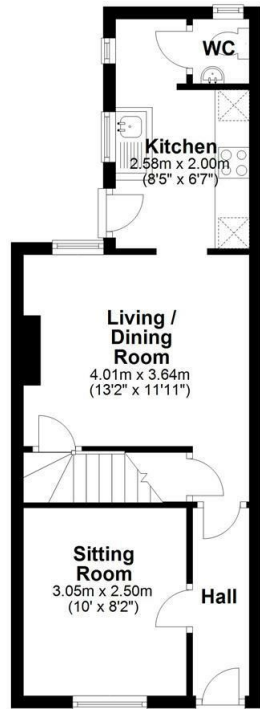
The rear garden is mainly laid to patio, with plenty of space for outside dining, and with border shrubs and pots and an outside tap. There is a useful garden shed and side access to the front of the property.

Malta Road is located off Mill Road where there are plenty of local amenities such as independent shops, cafes, and bars. Cambridge train station is a 15-minute walk away.



## Floor Plan

**Ground Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)



**First Floor**  
Approx. 32.8 sq. metres (352.7 sq. feet)



Total area: approx. 66.5 sq. metres (715.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

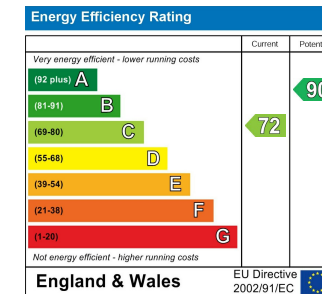
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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