



17 Cockburn Street
Cambridge, CB1 3NB

Guide price £450,000

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- No Onward Chain
- End-Terrace
- Victorian Period Property
- Heart of Romsey

A beautifully presented two-bedroom end-of-terrace period home, ideally positioned in the heart of Romsey and offered for sale with no onward chain.

The property opens into a welcoming front reception room, which provides a comfortable living space and a degree of separation from the central reception room and kitchen/dining area beyond. The middle room benefits from a rear-facing window, allowing plenty of natural light and providing a flexible additional living or dining space.

To the rear is a modern kitchen with dark grey tiled flooring, generous cupboard and worktop space, an integrated Bosch oven, Smeg gas hob and integrated dishwasher, along with space for a tall fridge/freezer. White tiled splash backs complement the contemporary finish, while there is also a dining area with patio doors to a delightful, private garden. A new Worcester Boiler was installed in 2025.

The ground floor retains a number of attractive period features, including sash windows and original hardwood flooring, adding plenty of character to the home.

Upstairs is carpeted throughout and offers two well-proportioned bedrooms. The principal bedroom is a generous double with a window overlooking the front of the property. The second bedroom is also a comfortable double, benefiting from an additional side-facing





window and a useful built-in cupboard over the stairs. There is access to the fully boarded loft.

The bathroom is particularly spacious and fully tiled, with a shower over the bath, wash basin, WC and towel rail. A window provides both natural light and ventilation.

Outside, the 47' rear garden is mainly laid to lawn and bordered by established flower beds and planting. There is also a sizeable shed positioned at the far end of the garden suitable for bikes and storage. The garden enjoys a great level of privacy, with no neighbouring properties directly overlooking it and no right of way across the garden from adjoining homes as well as a private side gate for bins and bikes.

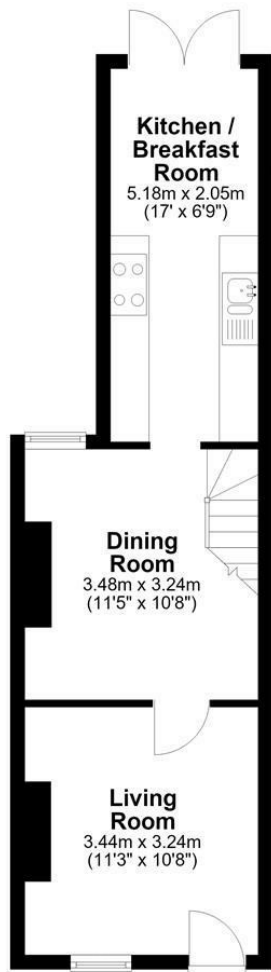
The property is superbly located within easy reach of Mill Road and its excellent range of independent shops, cafés, restaurants and amenities. Cambridge railway station is also within comfortable walking distance, making this an ideal home for those wanting convenient access to the city centre and transport links.

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Ground Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



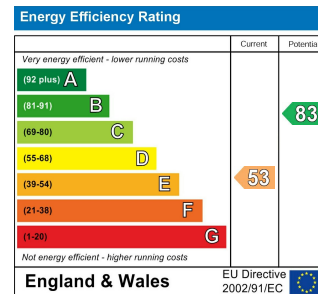
Total area: approx. 63.0 sq. metres (678.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.

Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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