A UNIQUE OPPORTUNITY
TO ACQUIRE A PORTFOLIO OF
58 RESIDENTIAL PROPERTIES IN THE HEART OF CAMBRIDGE
Cambridge is one of the most sought after residential locations in the UK. The properties are within walking distance of the University of Cambridge and Anglia Ruskin University. All properties have been extensively refurbished.

The properties are ready for immediate occupation. Cambridge has excellent transport links to London. All properties are held freehold.

Comprises 37 houses and 3 blocks of flats. Perfect for students, young professionals or HMO use. Cambridge is the tech hub of the UK and home to the University of Cambridge.
<table>
<thead>
<tr>
<th>NO</th>
<th>PROPERTY</th>
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<td>1</td>
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Cambridge is a city renowned for its University, history and architecture. It is one of the UK’s main tourist locations, for both domestic and overseas visitors and is one of Europe’s leading technology hubs. It is situated on the River Cam in Eastern England.

Cambridge is well located with excellent road access across the UK and is just over 65 miles north of central London. The M11 motorway (Junction 12), is located 2 miles to the west of Cambridge and connects to Stansted Airport and London. The A14 (Junction 35) dual carriageway, located to the east of Cambridge, provides connections to Bury St Edmunds to the east; Huntingdon and the Midlands to the north west. Cambridge railway station provides a fastest journey time of 45 minutes to London King’s Cross. A new train station known as Cambridge North opened in 2017 which serves Cambridge Science Park. Cambridge will also benefit from the East West Rail link, a major project to establish a strategic railway connecting East Anglia with Central, Southern and Western England.

DEMOGRAPHICS
The city has a total population of 124,900 and has a total catchment population of 560,000 people. Cambridge is one of the most affluent cities in the UK and has one of the UK’s lowest unemployment rates at 2.70%.

ECONOMY
> Cambridge is ranked first in the UK for high-skill private sector job growth over the next 10 years
> Over 60,000 people work in tech industry in Cambridge which turned over £12bn in 2017
> Cambridge had the highest number of patent applications published per resident in 2016, three times more than second placed Coventry
> Cambridge is forecast to be the fastest growing economy over the next 10 years (Source: Cities Outlook 2018, Irwin Mitchell)

“When the UK has left the EU under current plans, Cambridge will top the Powerhouse table for Gross Value Added growth in the UK.”
Irwin Mitchell 2018

CAMBRIDGE
While the rest of the UK housing market remains sluggish due to political uncertainty, increases in Stamp Duty and penalties on buy-to-let mortgages, Cambridge’s residential market has remained active and buoyant. This is demonstrated as Cambridge has the 6th fastest sale time of houses in the UK. House prices in Cambridge remain nearly double the UK average at just over £440,000 and homes over £1m are selling in just 45 days, which is twice as fast as the national average and faster than London.

There is increasing pressure on housing supply as a result of both the rapid demographic growth within the City, and Cambridge cementing its position as a London commuter hotspot in recent years.

Cambridge has become a hub for biotech and tech companies with industry leaders such as Microsoft and Chinese smartphone manufacturer Huawei opening offices in the City looking to take advantage of the significant local academic talent. AstraZeneca are also developing a new £500million global research and development centre on the Cambridge Biomedical Campus which will be used as their global HQ. This has fuelled strong levels of rental demand, with young professionals working in the technology sector looking to locate in the city centre.

Cambridge is also constrained by its land supply within the City and this has put increasing pressure on both the residential market and student housing market.

Source: Land Registry
There is a strong demand for both short term and long term accommodation in Cambridge. **The Cambridge Portfolio** is perfectly placed to take advantage of this growing demand.

**STUDENT**

Cambridge is an internationally recognised city for education, primarily due to the high status of the University of Cambridge, currently ranked second in the World University Rankings. It is also first in the same rankings for having the most subjects in the top 10. Cambridge has two Universities in the City, the University of Cambridge and Anglia Ruskin University. Cambridge has 33,540 full time students of which 60% (19,995) study at the University of Cambridge and 28% (9,425) study at Anglia Ruskin University.

In addition to the above two Universities, there are two higher education colleges in Cambridge. Cambridge Regional College and the Cambridge Arts and Science College plus a further 26 English language schools that operate year round.

Compared to other leading University cities in the UK, Cambridge has a relatively small amount of privately owned PBSA. Where students are unable to obtain university accommodation, they either live at home or in Houses of Multiple Occupation (HMOs).
TOURISM

Cambridge is in the top 10 of most visited cities in the UK by overseas tourists. The visitor economy is a key economic driver for the city with 5.3 million visitors a year contributing around £583 million to the economy and accounting for around 17% of local employment (source: Visit Cambridge and Beyond 2017).

Cambridge in recent years has begun to convert its vast number of day visitors into ‘stay visitors’ as it is increasingly changing its perception from a purely day trip destination. As more ‘stay visitors’ come into Cambridge each year they require additional overnight short-term accommodation.

With the advent of websites such as Air BNB, Hostel World and Booking.Com there is increasing opportunity to provide alternative, flexible and affordable accommodation in comparison to hotels, which can be provided by private landlords.

PROFESSIONAL

Cambridge is home to the UK’s most innovative technology centre and is the location for Europe’s largest technology cluster with over 1,500 tech businesses in the city.

Cambridge’s research and development sector encompasses a variety of companies working in biotechnology, pharmaceuticals, electronic and software engineering and information technology.

The majority of companies choose to locate in Cambridge because of the proximity of the university and a cluster of other similar firms providing a high calibre workforce and an established research base.

In the last 20 years, more than 300 high-tech ventures involving the University of Cambridge have been created. Furthermore, over 240 firms have been founded by alumni of the Cambridge University Computer Lab; while spin-outs from the Cambridge Enterprise portfolio have raised in excess of £1.4 billion follow-on funding.

Companies in Cambridge are expected to grow by a further 7.00% per annum for the next ten years, according to Cambridge Ahead, which is putting severe pressure on housing in Cambridge. Within Cambridge there is strong rental demand from young professionals to live in the city centre locations.

“The research that goes on in Cambridge is second to none.”

Poppy Gustafsson | CEO, EMEA, Darktrace Ltd

15,503 JOBS IN DIGITAL TECH

£152k DIGITAL TECH TURNOVER BY EMPLOYEE

168 DIGITAL TECH BUSINESS LAUNCHES

Source: Tech Nation 2017
HOUSE IN MULTIPLE OCCUPATION

HMOs are properties rented out by at least three people who are not from one ‘household’ (e.g. a family) but share facilities such as the bathroom and kitchen. It is sometimes called a ‘house share’.

HMOs continue to remain popular amongst second and third year domestic university students, despite the continued growth of PBSA sector. In comparison to PBSA, HMOs offer a more affordable alternative for students, with rents in Cambridge typically around £30–£40 less per week than PBSA.

The Cambridge Portfolio has recently been extensively refurbished to offer high quality and extremely efficient accommodation. The portfolio was previously producing a rent roll of £1,586,640 per annum (2017). This was prior to an extensive recent refurbishment of the properties, which are now offered with vacant possession.

Investors are increasingly seeing the benefits of HMOs as a viable alternative asset class in comparison to PBSA. Whereas a PBSA block can be costly to convert to an alternative use, HMOs can be easily and relatively inexpensively converted back into family homes. Furthermore, there is a limit to HMO stock, as Councils restrict the number of HMOs in each geographical location.
The portfolio consists of **37 houses** and **3 blocks of flats**.

The refurbishment works included:

- New floor finishes
- New fixtures and fittings where required
- All electrical, mechanical and fire alarm installations have been tested and re-commissioned to ensure statutory compliance
- New boilers have been installed where deemed necessary
- Kitchen and bathroom fixtures have been replaced where deemed necessary
158 COLDHAMS LANE
CB1 3HH
Semi-detached 6 bed house
> Floor Area: 1,045 sq ft: 97.08 sq m
> EPC Rating D (65)
> Cambridge Railway Station: 1.3 miles
> Closest College:
  Hughes Hall: 1.2 miles
> Anglia Ruskin University: 1.0 mile

10 HEMINGFORD ROAD
CB1 3BZ
Mid terraced 6 bed house
> Floor Area: 1,096 sq ft: 101.82 sq m
> EPC Rating D (56)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 1.0 mile
> Anglia Ruskin University: 1.2 miles

10 EMERY STREET
CB1 2AX
Mid-terraced 6 bed house
> Floor Area 1,171 sq ft: 108.79 sq m
> EPC Rating D (59)
> Cambridge Railway Station: 0.6 mile
> Closest College:
  Hughes Hall: 0.3 mile
> Anglia Ruskin University: 0.5 mile

32 HEMINGFORD ROAD
CB1 3BZ
Mid terraced 6 bed house
> Floor Area: 1,031 sq ft: 95.78 sq m
> EPC Rating D (60)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 1.0 mile
> Anglia Ruskin University: 1.2 miles
05

40 HEMINGFORD ROAD
CB1 3BZ

End of terraced 6 bed house

- Floor Area: 1,011 sq ft: 93.92 sq m
- EPC Rating D (58)
- Cambridge Railway Station: 0.8 mile
- Closest College:
  Hughes Hall: 1.0 mile
- Anglia Ruskin University: 1.2 miles

07

36 PARADISE STREET
CB1 1DR

End of terraced 5 bed house

- Floor Area: 964 sq ft: 89.56 sq m
- EPC Rating E (53)
- Cambridge Railway Station: 1.1 miles
- Closest College:
  Emmanuel College: 0.4 mile
- Anglia Ruskin University: 0.3 mile

06

155 MILL ROAD
CB1 3AA

End of terraced 6 bed house

- Floor Area: 917 sq ft: 85.19 sq m
- EPC Rating D (57)
- Cambridge Railway Station: 0.5 mile
- Closest College:
  Hughes Hall: 0.6 mile
- Anglia Ruskin University: 0.9 mile

08

59 ROSS STREET
CB1 3BP

End of terraced 6 bed house

- Floor Area: 902 sq ft: 83.8 sq m
- EPC Rating D (60)
- Cambridge Railway Station: 0.8 mile
- Closest College:
  Hughes Hall: 0.4 mile
- Anglia Ruskin University: 1.2 miles
09
9 SEDGWICK STREET
CB1 3AJ
Mid terraced 6 bed house
> Floor Area: 1,075 sq ft: 99.87 sq m
> EPC Rating D (65)
> Cambridge Railway Station: 0.6 mile
> Closest College:
  Hughes Hall: 0.7 mile
> Anglia Ruskin University: 1.0 mile

10
77 SEDGWICK STREET
CB1 3AL
Semi-detached 6 bed house
> Floor Area: 1,002 sq ft: 93.09 sq m
> EPC Rating D (55)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 0.9 mile
> Anglia Ruskin University: 1.1 miles

11
87 SEDGWICK STREET
CB1 3AL
Mid terraced 6 bed house
> Floor Area: 1,131 sq ft: 105.07 sq m
> EPC Rating D (61)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 0.9 mile
> Anglia Ruskin University: 1.1 miles

12
89 SEDGWICK ROAD
CB1 3AL
Mid terraced 6 bed house
> Floor Area: 1,240 sq ft: 129.78 sq m
> EPC Rating D (63)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 0.9 mile
> Anglia Ruskin University: 1.1 miles
92 SEDGWICK ROAD
CB1 3AL
Mid terraced 7 bed house
> Floor Area: 1,201 sq ft 111.57 sq m
> EPC Rating D (62)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 0.9 mile
> Anglia Ruskin University: 1.1 miles

93 SEDGWICK ROAD
CB1 3AL
End of terraced 6 bed house
> Floor Area: 1,137 sq ft: 105.63 sq m
> EPC Rating D (60)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 0.9 mile
> Anglia Ruskin University: 1.1 miles

97 SEDGWICK ROAD
CB1 3AL
Semi-detached 6 bed house
> Floor Area: 1,123 sq ft: 104.33 sq m
> EPC Rating D (57)
> Cambridge Railway Station: 0.8 mile
> Closest College:
  Hughes Hall: 0.9 mile
> Anglia Ruskin University: 1.1 miles

82 ST PHILIPS ROAD
CB1 3DB
Mid terraced 6 bed house
> Floor Area: 1,196 sq ft: 111.11 sq m
> EPC Rating D (61)
> Cambridge Railway Station: 0.9 mile
> Closest College:
  Hughes Hall: 1.1 miles
> Anglia Ruskin University: 1.3 miles
95 THODAY STREET
CB1 3AT
Mid-terraced 7 bed house
> Floor Area: 1,221 sq ft: 113.43 sq m
> EPC Rating E (50)
> Cambridge Railway Station: 0.9 mile
> Closest College: Hughes Hall: 1.0 mile
> Anglia Ruskin University: 1.2 miles

114 THODAY STREET
CB1 3AX
Mid-terraced 6 bed house
> Floor Area: 1,039 sq ft: 96.52 sq m
> EPC Rating D (65)
> Cambridge Railway Station: 0.9 mile
> Closest College: Hughes Hall: 1.0 mile
> Anglia Ruskin University: 1.2 miles

108 THODAY STREET
CB1 3AX
Mid-terraced 6 bed house
> Floor Area: 1,032 sq ft: 95.87 sq m
> EPC Rating D (63)
> Cambridge Railway Station: 0.9 mile
> Closest College: Hughes Hall: 1.0 mile
> Anglia Ruskin University: 1.2 miles

5 ARTHUR STREET
CB4 3BX
Mid-terraced 6 bed house
> Floor Area: 1,037 sq ft: 96.34 sq m
> EPC Rating D (66)
> Cambridge Railway Station: 2.1 miles
> Murray Edwards College, St Edmund's College, Lucy Cavendish College, Westminster College and Magdalene College all within 0.5 mile
> Anglia Ruskin University: 1.5 miles
21
6 BEACONSFIELD TERRACE VICTORIA ROAD, CB4 3BP
Mid-terraced 6 bed house
- Floor Area: 1,237 sq ft; 114.92 sq m
- EPC Rating D (56)
- Cambridge Railway Station: 1.9 miles
- Closest College: Magdalene College: 0.3 mile
- Anglia Ruskin University: 1.3 miles

22
1 CANTERBURY CLOSE CB4 3QQ
Semi-detached 6 bed house
- Floor Area: 1,099 sq ft; 102.1 sq m
- EPC Rating D (56)
- Cambridge Railway Station: 2.3 miles
- Fitzwilliam College and Murray Edwards College are both within 0.3 mile
- Anglia Ruskin University: 1.8 miles

23
GROVE COTTAGE 17 VICTORIA ROAD, CB4 3BW
Mid-terraced 6 bed house
- Floor Area: 1,028 sq ft; 95.5 sq m
- EPC Rating E (54)
- Cambridge Railway Station: 1.9 miles
- Closest College: Magdalene College: 0.3 mile
- Anglia Ruskin University: 1.2 miles

24
29 HISTON ROAD, CB4 3JB
Mid-terraced 6 bed house
- Floor Area: 1,162 sq ft; 107.95 sq m
- EPC Rating D (56)
- Cambridge Railway Station: 2.1 miles
- Fitzwilliam College, Murray Edwards College, St Edmund’s College, Lucy Cavendish College, Westminster College and Magdalene College are all within 0.4 mile
- Anglia Ruskin University: 1.7 miles
### 31 Histon Road, CB4 3JB
- **End of terrace 6 bed house**
- **Floor Area:** 1,230 sq ft: 114.27 sq m
- **EPC Rating:** D (57)
- **Cambridge Railway Station:** 2.1 miles
- **Fitzwilliam College, Murray Edwards College, St Edmund’s College, Lucy Cavendish College, Westminster College and Magdalene College** are all within 0.4 mile
- **Anglia Ruskin University:** 1.7 miles

### 2 Longview Terrace
- **Histon Road, CB4 3JH**
- **Mid-terraced 6 bed house**
- **Floor Area:** 1,100 sq ft: 102.19 sq m
- **EPC Rating:** D (57)
- **Cambridge Railway Station:** 2.1 miles
- **Fitzwilliam College, Murray Edwards College, St Edmund’s College, Lucy Cavendish College, Westminster College and Magdalene College** are all within 0.4 mile
- **Anglia Ruskin University:** 1.7 miles

### 123 Histon Road, CB4 3JD
- **Mid-terraced 6 bed house**
- **Floor Area:** 1,061 sq ft: 98.57 sq m
- **EPC Rating:** D (66)
- **Cambridge Railway Station:** 2.1 miles
- **Fitzwilliam College, Murray Edwards College and St Edmund’s College** all within 0.7 mile
- **Anglia Ruskin University:** 1.9 miles

### 44 Milton Road, CB4 1JY
- **Mid-terraced 6 bed house**
- **Floor Area:** 964 sq ft: 89.56 sq m
- **EPC Rating:** D (67)
- **Cambridge Railway Station:** 1.8 miles
- **Closest College:** Magdalene College: 0.4 mile
- **Anglia Ruskin University:** 1.1 miles
29

145 MILTON ROAD, CB4 1XE

- Mid-terraced 6 bed house
- Floor Area: 3,307 sq ft: 307.22 sq m
- EPC Rating: D (59)
- Cambridge Railway Station: 2.0 miles
- Closest College:
  - Magdalene College: 0.3 mile
  - Anglia Ruskin University: 1.2 miles

30

23 VICTORIA ROAD
CB4 3BW

- Mid-terraced 5 bed house
- Floor Area: 1,048 sq ft: 97.36 sq m
- EPC Rating: D (64)
- Cambridge Railway Station: 1.9 miles
- Closest College:
  - Magdalene College: 0.3 mile
  - Anglia Ruskin University: 1.2 miles

31

27 VICTORIA ROAD
CB4 3BW

- Mid-terraced 6 bed house
- Floor Area: 1,128 sq ft: 104.79 sq m
- EPC Rating: D (64)
- Cambridge Railway Station: 2.0 miles
- Closest College:
  - Magdalene College: 0.3 mile
  - Anglia Ruskin University: 1.2 miles

32

145 MILTON ROAD, CB4 1XE

- 5 studios, 3 x 1 bed apartments, and 1 x 2 bed apartment
- Floor Area: 3,307 sq ft: 307.22 sq m
- EPC Rating:
  - Flat 1: C (78), Flat 2: C (80), Flat 3: C (72)
  - Flat 4: C (71), Flat 5: B (81), Flat 6: B (81)
  - Flat 7: C (80), Flat 8: C (73), Flat 9: C (75)
- Cambridge Railway Station: 2.0 miles
- Closest College:
  - Magdalene College: 0.9 mile
  - Anglia Ruskin University: 1.4 miles
33
39 VICTORIA ROAD, CB4 3BW
No. 4 x 1 bed flats
- Floor Area: 978 sq ft: 90.86 sq m
- EPC Rating: Flat 1: B (82), Flat 2: B (86), Flat 3: N/A, Flat 4: C (76)
- Cambridge Railway Station: 2.0 miles
- Closest College: Magdalene College: 0.3 mile
- Anglia Ruskin University: 1.2 miles

35
89 VICTORIA ROAD CB4 3BS
Mid-terraced 5 bed house
- Floor Area: 1,397 sq ft: 129.78 sq m
- EPC Rating E (50)
- Cambridge Railway Station: 2.0 miles
- Closest College: Magdalene College: 0.3 mile
- Anglia Ruskin University: 1.4 miles

34
60 VICTORIA ROAD CB4 3DU
Detached 6 bed house
- Floor Area: 1,313 sq ft: 121.98 sq m
- EPC Rating E (50)
- Cambridge Railway Station: 1.9 miles
- Closest College: Magdalene College: 0.3 mile
- Anglia Ruskin University: 1.2 miles

36
111 VICTORIA ROAD CB4 3BS
End of terraced 8 bed house
- Floor Area: 1,387 sq ft: 128.85 sq m
- EPC Rating E (43)
- Cambridge Railway Station: 2.0 miles
- Closest College: Magdalene College: 0.3 mile
- Anglia Ruskin University: 1.4 miles
**37**

187 VICTORIA ROAD
CB4 3LF

End of terraced 5 bed house

- Floor Area: 849 sq ft: 78.87 sq m
- EPC Rating: E (49)
- Cambridge Railway Station: 2.1 miles
- Closest College: Magdalene College: 0.4 mile
- Anglia Ruskin University: 1.6 miles

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**38**

25 ABBEY ROAD
CB5 8HH

Mid-terraced 7 bed house

- Floor Area: 1,159 sq ft: 107.67 sq m
- EPC Rating: E (44)
- Cambridge Railway Station: 1.2 miles
- Closest College: Jesus College: 0.7 mile
- Anglia Ruskin University: 0.6 mile

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**39**

33 ABBEY ROAD
CB5 8HH

Mid-terraced 7 bed house

- Floor Area: 1,424 sq ft: 132.29 sq m
- EPC Rating: E (53)
- Cambridge Railway Station: 1.2 miles
- Closest College: Jesus College: 0.7 mile
- Anglia Ruskin University: 0.6 mile

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**40**

3–5 STATION ROAD, CB24 9LQ

No. 8 x 1 bed flats

- Floor Area: 2,824 sq ft: 262.35 sq m
- EPC Rating: Flat 1: D (66), Flat 2: C (70), Flat 3: D (66), Flat 4: D (66), Flat 5: D (68), Flat 6: C (70), Flat 7: C (71), Flat 8: C (72)
- Cambridge Railway Station: 0.3 mile
- Closest College: Downing College: 0.7 mile
- Anglia Ruskin University: 0.9 mile
TENURE
All properties are held freehold.

VIEWINGS
Viewings can be arranged by appointment only.

FURTHER INFORMATION
The following information for each property can be found on the data site:
- Schedule of accommodation
- EPC ratings
- Floor plans
- Asbestos report
- Title plans
- Title registers

For access to the data site please use the link below:
www.gva.co.uk/thecambridgeportfolio