

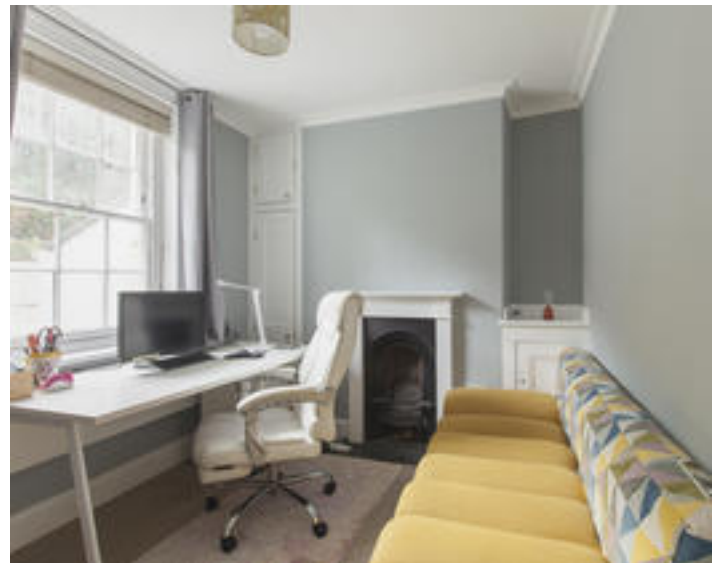


## Very central three bed townhouse

12 Portugal Place Cambridge CB5 8AF

Freehold

savills



Grade II listed mid-terrace townhouse • Attractive decor throughout • Characterful and flexible accommodation • Three bedrooms, two reception rooms • Pretty south-facing courtyard • No onward chain

#### Local information

• Portugal Place is a narrow pedestrian thoroughfare situated right in the historical city's core, between Jesus Green - a large grassed open public space, the river Cam and St John's College. The property is literally 150 metres from the centre of Cambridge which has comprehensive shopping facilities including The

Grand Arcade shopping mall, a busy daily market and a number of independent retailers. A wide range of recreational and cultural amenities are all close at hand including a number of museums, churches and the Cambridge Colleges - 31 in all.

• Fashionable restaurants and pubs are all available in the

immediate vicinity including the historic Mitre and Baron of Beef public houses along Bridge Street and further outlets at Quayside, adjacent to the Cam.

• Cambridge rail and bus/coach stations have London and nationwide services available.

• Schools for all age groups in both the state and independent sectors are in the city including Park Street Primary School on Lower Park Street, some 200 metres distant.

#### About this property

Located in a charming Conservation Area, 12 Portugal Place is a mid-terraced property dating from the early 1800s of painted brick elevations with sash windows beneath a slate roof. The property, which is accessed via Yorkstone steps to the hallway, has appealing, characterful and flexible accommodation laid out over four floors.

Of particular note is the drawing room at upper ground floor which has a beautiful cast iron fireplace and moulded cornicing. To the rear





is a well-appointed third bedroom which could also be used as a study, if required.

On the lower ground floor there is a dining room, with sash window to the front which connects to a fitted kitchen with modern shaker cabinetry, along with integrated oven and induction hob. A cloakroom and utility cupboard completes the accommodation on this floor.

At first floor is a large double bedroom which extends the full width of the house with a pretty

bay window overlooking Portugal Place. The bedroom has an en suite bathroom with white sanitary ware and stainless steel fittings which also has a separate door onto the hall. The second floor which benefits from plenty of natural light has a bedroom and further bathroom.

Of particular note is the walled rear garden which comprises a paved courtyard with raised flower and shrub borders. This particularly pleasant south and west facing courtyard also has a locked brick-built cycle/potting/

tool shed with access beyond to a side passage connecting with Portugal Place.

There is a resident's parking permit scheme in operation.

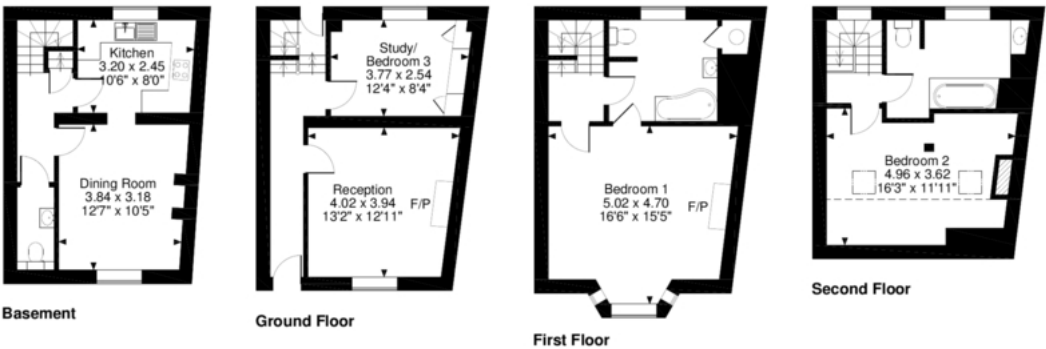
**Tenure**  
Freehold

**Local Authority**  
Cambridge City Council: Council Tax Band F

**Viewing**  
Strictly by appointment with Savills



Portugal Place, Cambridge  
Main House gross internal area = 1,312 sq ft / 122 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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