



250 Cherry Hinton Road
Cambridge, Cambridgeshire CB1 7AU
£475,000

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk

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*No Chain** Morris Armitage are delighted to offer this opportunity to purchase and modernise this spacious three bedroom terraced family home. Easily accessible to Addenbrookes Hospital, Hills Road Sixth Form College, Cambridge Railway Station, and Cambridge Leisure Park with a variety eateries, cinema complex and entertainment venues. Cycling distance to the city centre, ARM and M11.

Accommodation in brief comprises entrance hall, open plan lounge/diner, kitchen and a downstairs WC. To the first floor are three bedrooms and a family bathroom. Gas central heating system installed within the last year.

Externally the property benefits from driveway parking at the front for one vehicle and a generous sized long rear garden with seating area and established plantings.

Offered for sale with no onward chain, viewing is strongly recommended. To view, please call and ask for Paul Houghton.

Accommodation Details

Entrance Hall

Staircase rising to the first floor, radiator and door to lounge.

Lounge/Diner 21'10" x 10'3" (6.67m x 3.13m)

Lounge Area

Bay window to front aspect and blinds. Open to the dining room area.

Dining Area

Window to rear aspect and radiator. Door to under stairs cupboard and door to kitchen.

Kitchen 13'4" x 7'9" (4.07m x 2.37m)

Fitted with a matching range of eye and base level storage units with worktop surfaces over, radiator, door to pantry, stainless steel sink with double drainer, radiator, window to conservatory, window to side aspect and door to conservatory. Spaces for white goods.

Conservatory 8'1" x 4'11" (2.48m x 1.52m)

Window and door to rear, window to side aspect and door to WC.

WC

Low level WC with obscured window to rear aspect.

Landing

Doors to all bedrooms, the bathroom, door to airing cupboard housing the combination boiler (installed 2021) and 2 loft hatches.

Bedroom 1 11'7" x 10'6" (3.54m x 3.22m)

Built-in wardrobes spanning one wall, window to front aspect and radiator.

Bedroom 2 10'6" x 7'8" (3.22m x 2.36m)

Window to rear aspect and radiator.

Bedroom 3 2.51m x 2.49m

Built-in wardrobe, window to rear aspect and radiator.

Bathroom

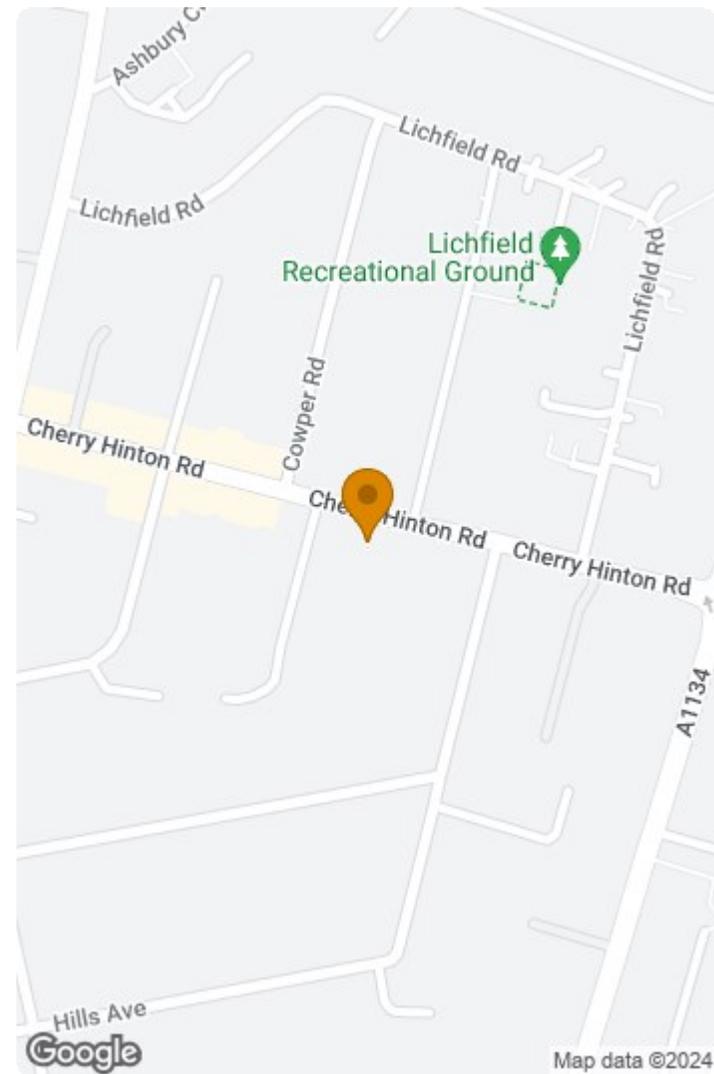
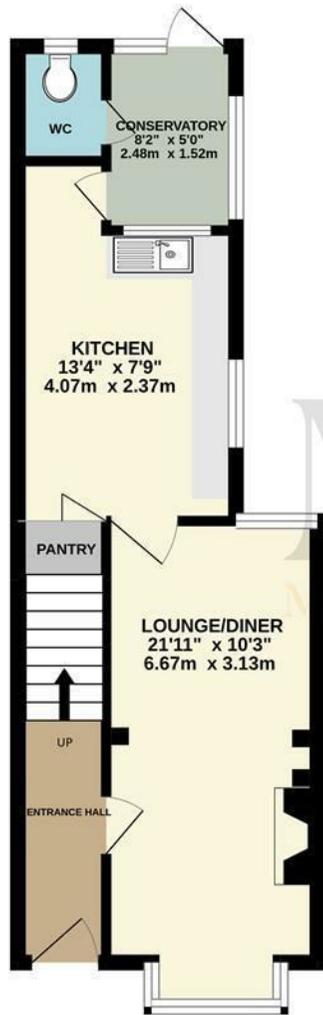
4-Piece suite comprising panel sided bath, shower tray with electric shower, low level WC, pedestal wash hand basin, two obscured windows to side aspect, tiling to splashback areas, a wall mounted heater and radiator.

External

Driveway parking for one vehicle to the front of the house.

Rear Garden

Patio paved area, with swing gate leading to a hard standing area, right of passage for the neighbour and then onto the long garden to the rear of the property with established trees, plants and shrubs. South Facing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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