



Hills Road, Cambridge, CB2 1PG

CHEFFINS

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An attractive Victorian bay fronted terraced residence occupying a prime central city position on one of Cambridge's most highly regarded and recognisable residential roads. Extending to approximately 1,223 sq ft and arranged over three floors including a useful lower ground level, the property retains a wealth of period character and offers excellent scope for prospective purchasers to modernise and adapt to their own individual requirements. Further benefits include off road parking to the rear and the significant advantage of being offered for sale with no onward chain.

3 1 2

Guide Price £800,000





LOCATION

Hills Road is widely regarded as one of Cambridge's premier residential addresses, offering exceptional accessibility for a range of the city's key amenities and institutions. The property is positioned within convenient reach of Cambridge Railway Station providing regular services to London King's Cross and Liverpool Street, together with Addenbrooke's Hospital, the Biomedical Campus and the historic city centre. The area is particularly well served by a variety of independent cafés, restaurants, public houses and everyday shopping facilities, together with nearby green spaces including Parker's Piece and the Botanic Garden. Schooling for all age groups is available nearby in both the state and independent sectors, with a number of Cambridge's most highly regarded schools situated within close proximity. The property also benefits from straightforward access onto major road networks including the M11 and A14.

FOUR PANELLED TIMBER ENTRANCE DOOR

with glazed fanlight above leading into:

ENTRANCE HALL

with staircase to upper and lower floors, radiator, moulded archway.

BEDROOM 1

tall coved ceiling, radiator, fireplace surround, double glazed bay window.

BEDROOM 2

with tall ceiling, radiator, sash window to the rear.

CLOAKS/SHOWER ROOM

low level w.c., wet room, wash hand basin and electric shower unit.

REAR HALL

tiled floor, panelled and glazed door leading to outside, pitched roof.

ON THE LOWER GROUND FLOOR

HALL

with understairs storage space and storage cupboard.

LIVING ROOM

with storage cupboard, chimney breast, radiator, double glazed window to the front, panelled and double glazed door with external steps rising to ground floor level.

ON THE FIRST FLOOR

LANDING

sash window to the rear, access to loft space, cupboard with slatted shelving.

BEDROOM 3

cast iron fireplace, fitted cupboard, radiator, sash window to the rear.

BEDROOM 4

cast iron fireplace, fitted cupboard, radiator, sash window to the front.

BATHROOM

fitted with white three piece suite comprising panelled shower bath, mixer tap, separate shower above, curved glazed shower screen, low level dual flush w.c., tiled floor, part tiled walls, heated towel rail/radiator, pedestal wash hand basin.

OUTSIDE

Front garden, stone steps leading to lower ground floor.

Rear garden gated vehicular access to the rear enclosed by walling and fencing.





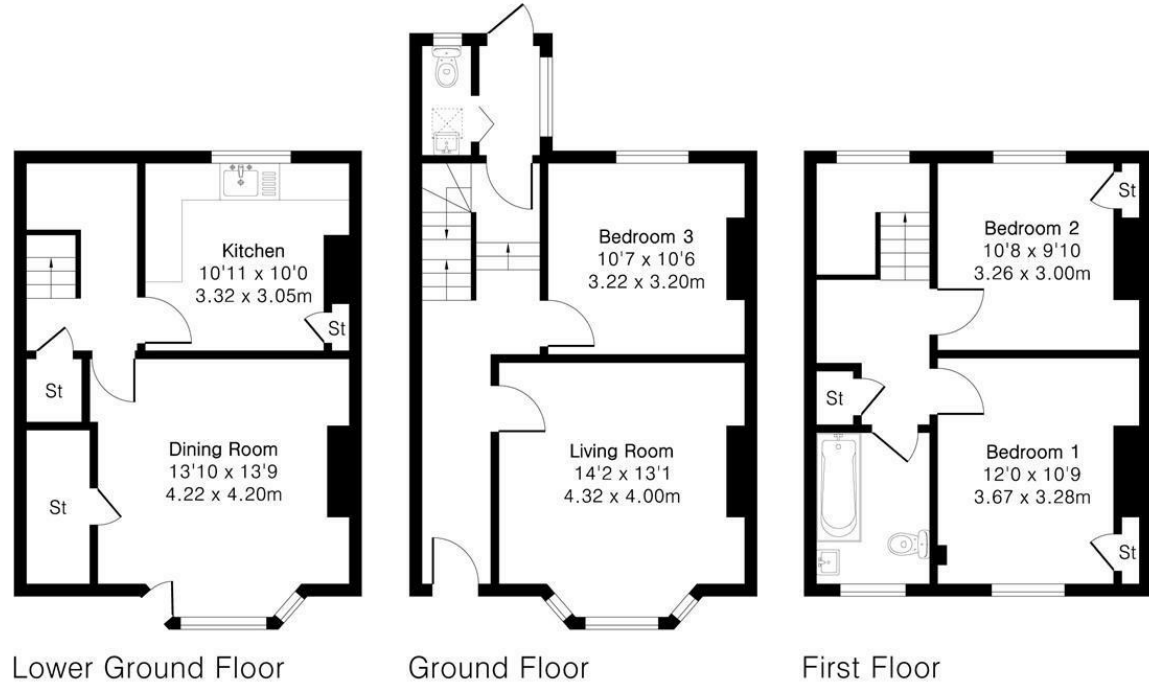


Approximate Gross Internal Area 1223 sq ft - 114 sq m

Lower Ground Floor Area 399 sq ft – 37 sq m

Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 387 sq ft – 36 sq m



Lower Ground Floor

Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £800,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.