



Bosworth Road, Cambridge, CB1 8RG

CHEFFINS

Bosworth Road

Cambridge,
CB1 8RG

An exciting and rare opportunity to acquire a cleverly designed and extended modern, three bedroom, terrace home. Providing exceptionally versatile accommodation including two reception rooms, ground floor cloakroom and superb re-fitted kitchen/breakfast room. The property also has the benefit of a driveway/parking space to front leading to an integral store/garage and enclosed rear garden.

3 2 2

Guide Price £635,000





LOCATION

The property occupies an outstanding and tranquil position within a highly sought after cul-de-sac which is part of a most desirable residential development conveniently located opposite the grounds of Cherry Hinton Hall and just two miles south of the city centre. The property is so well placed for access to major routes, Addenbrookes Campus, city centre and main line stations.

OPEN CANOPY PORCH

with front entrance door leading to:

ENTRANCE LOBBY

with radiator, coat hooks and staircase leading to first floor. Door to:

LIVING ROOM

with double radiator, sealed unit double glazed windows to front aspect, natural wood style flooring, and a useful built-in storage cupboard understairs, sliding wooden door leading to:

DINING ROOM

with natural wood style flooring, radiator, feature bay window to rear aspect with sealed unit double glazed windows overlooking the rear gardens.

KITCHEN/BREAKFAST ROOM

A recently redesigned and refitted kitchen which provides excellent space and range of attractive quality units comprising an inset single drainer sink unit with mixer taps and cupboard below, integrated dishwasher, further fitted base units comprising worktops with cupboards and drawers beneath, pull-out shelved unit and an integrated refrigerator with freezer beneath, range of wall storage cupboards, integrated oven and Bosch 4 point gas hob with splashbacks and concealed extractor cooker hood above, wall storage cupboards to side, fitted breakfast bar, further area incorporating fitted worktop with utility cupboards beneath and space and plumbing for washing machine and tumble dryer, further fitted shelved storage units to side, double radiator, sealed unit double glazed windows to rear aspect, wall mounted gas fired boiler, trap door to roof

space, glazed door leading to paved patio area and rear garden, door into Garage/Store, door off to:

CLOAKROOM

with low level w.c. and wash hand basin, radiator, sealed unit double glazed windows to rear aspect with frosted glass, natural wood style flooring.

ON THE FIRST FLOOR

LANDING

with trap door to roof space, natural wood style flooring, built-in airing cupboard housing lagged hot water tank, door to:

BEDROOM 1

with radiator, natural wood style flooring, deep window shelf with triple aspect, sealed unit double glazed windows to front aspect, built-in double wardrobes and archway to:

INNER LOBBY

with fitted shelving and door through to:

ENSUITE SHOWER ROOM

with a walk-in tiled shower cubicle with wall mounted shower unit, pedestal wash hand basin and low level w.c., recess with fitted storage shelves, radiator, sealed unit double glazed windows with frosted glass to front aspect, electric shaver socket.

BEDROOM 2

with radiator, sealed unit double glazed windows to rear aspect, natural wood style flooring.

BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect, natural wood style flooring.

BATHROOM

with white suite comprising bath with ceramic tiled walls around, folding glazed shower screen, wall mounted shower unit with a high level fixed shower head and handheld shower, vanity style unit with wash hand basin with mixer tap and cupboards below, integrated low level w.c., wall mounted radiator/towel rail, natural wood style flooring, sealed unit double glazed windows with frosted glass to rear aspect.

OUTSIDE

To the front of the property there is a brick paviour courtyard style garden area and tarmacadam driveway/parking space to side which in turn leads to the INTEGRAL GARAGE/STORE with automatic up and over door. The garage is suitable for storage and bikes etc.

To the rear there is a generous enclosed garden which is laid to lawn with pebblestone borders to side, paved patio area immediately adjacent to the property itself with an outside light and outside water tap. There is also a garden storage shed and rear access gateway to rear path.

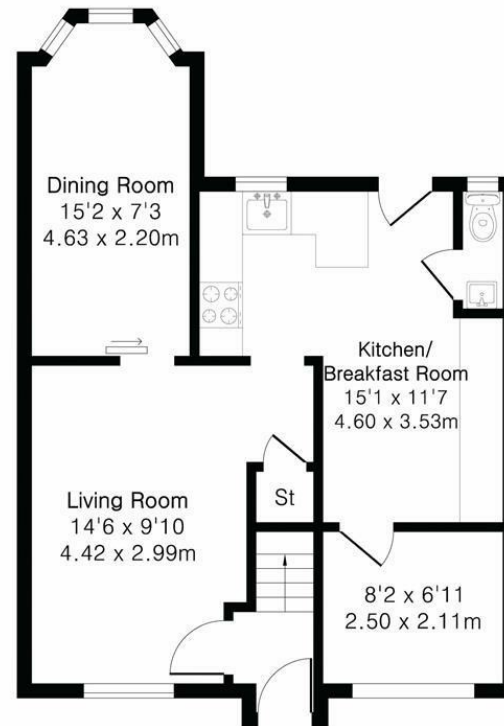




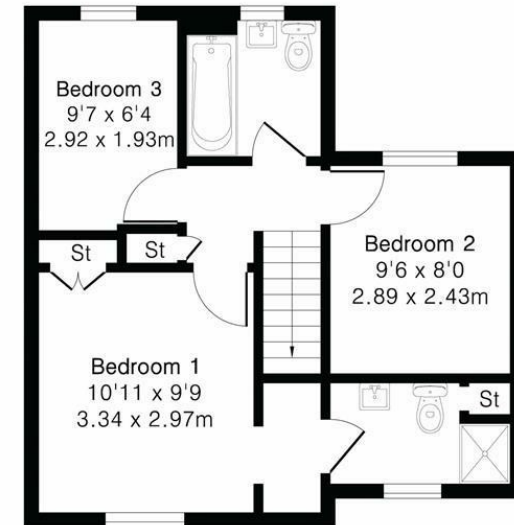
Approximate Gross Internal Area 950 sq ft - 88 sq m

Ground Floor Area 536 sq ft – 50 sq m

First Floor Area 414 sq ft – 38 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	77

England & Wales EU Directive 2002/91/EC

Guide Price £635,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Cambridge City Council



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.



[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.