



Mill Road, Cambridge, CB1 3NN

CHEFFINS

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Cambridge,
CB1 3NN

A beautifully presented and sympathetically extended Victorian terraced home, offering deceptively spacious and well proportioned accommodation arranged over three floors, benefitting from a delightful south facing landscaped rear garden, situated within this highly sought after Romsey Town location with excellent access to Mill Road, Cambridge Railway Station, Addenbrooke's Biomedical Campus and the city centre.

4 2 1

Guide Price £600,000





LOCATION

Mill Road forms part of the ever popular Romsey Town district, widely regarded as one of Cambridge's most vibrant and desirable residential areas, renowned for its eclectic mix of independent cafés, restaurants, public houses, delicatessens and everyday shopping facilities. The area has developed a particularly strong reputation for its community atmosphere together with its blend of period housing and excellent accessibility, making it highly favoured by both professionals and families alike. The property is particularly well positioned for convenient access to Cambridge Railway Station, providing regular mainline services into London King's Cross and Liverpool Street, together with the city centre and Addenbrooke's Biomedical Campus, all of which can be reached via excellent cycle and pedestrian routes. Mill Road itself offers a wide variety of independent businesses together with supermarkets, coffee shops and recreational facilities, whilst nearby green spaces and parks further enhance the appeal of the area. There is schooling available for most age groups within close proximity together with easy access onto major road networks including the A14 and M11. Cambridge city centre, with its combination of historic colleges, extensive shopping facilities, restaurants and cultural amenities, is situated approximately 1.5 miles away.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALL

With stairs rising to first floor accommodation with fitted storage beneath, radiator, exposed timber style flooring and doors leading through into respective rooms.

SITTING ROOM

A charming principal reception room, enjoying a sash style bay window to front aspect allowing excellent levels of natural light, centred around an attractive cast iron fireplace with slate hearth, with radiator and opening through into:

DINING ROOM

A particularly impressive and versatile reception space, ideal for both formal entertaining and everyday living, with ample space for a large dining table and additional seating area, fitted storage cupboard, radiator and double glazed window overlooking the rear aspect.

KITCHEN/BREAKFAST ROOM

Extended to the rear to create a well proportioned and sociable kitchen space, comprising a comprehensive collection of both wall and base mounted storage cupboards and drawers fitted with work surfaces and breakfast bar area with inset sink with hot and cold mixer tap and drainage to side, fitted double oven, four ring gas hob with extractor hood above, tiled splashbacks, space and plumbing for washing machine and further appliances, with double glazed windows to side aspect, panel glazed door providing side access and French doors opening directly onto the rear terrace and garden beyond, creating an excellent connection between the inside and outside space.

FIRST FLOOR LANDING

With stairs rising to second floor accommodation and doors leading through into respective rooms.

BEDROOM 2

A generous double bedroom with double glazed window to front aspect, radiator and ample space for freestanding furniture.

BEDROOM 3

Another comfortable bedroom with double glazed window overlooking the rear garden and radiator.

BEDROOM 4

Currently utilized as a study, but equally suited as nursery or small bedroom

FAMILY BATHROOM

Comprising a three piece suite with panelled bath with mixer tap and shower attachment over, low level WC and pedestal wash hand basin, with partly tiled walls, radiator and obscured double glazed window to side aspect.

SECOND FLOOR

BEDROOM 1

An impressive loft conversion forming an excellent principal bedroom suite, occupying the entirety of the second floor and enjoying excellent levels of natural light via two double glazed skylights, with fitted storage and door leading through into:

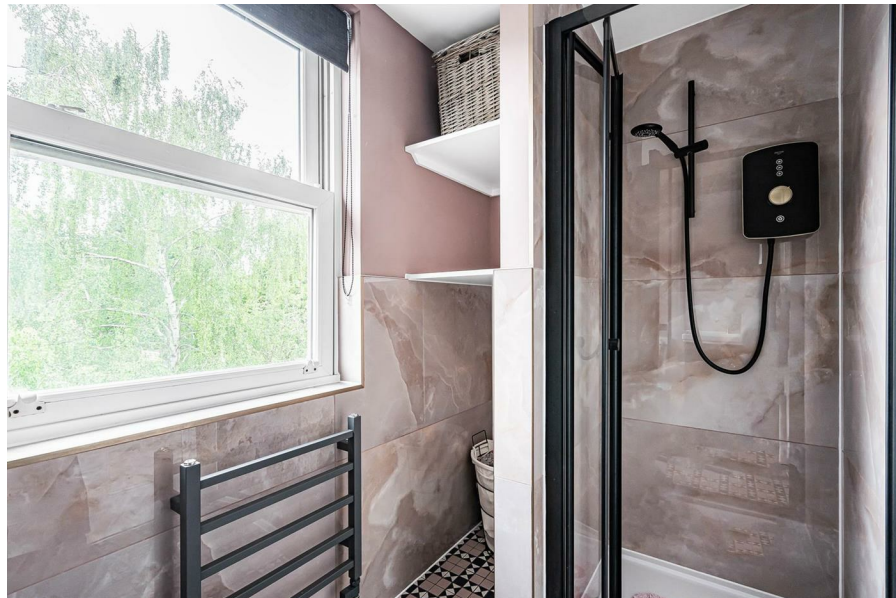
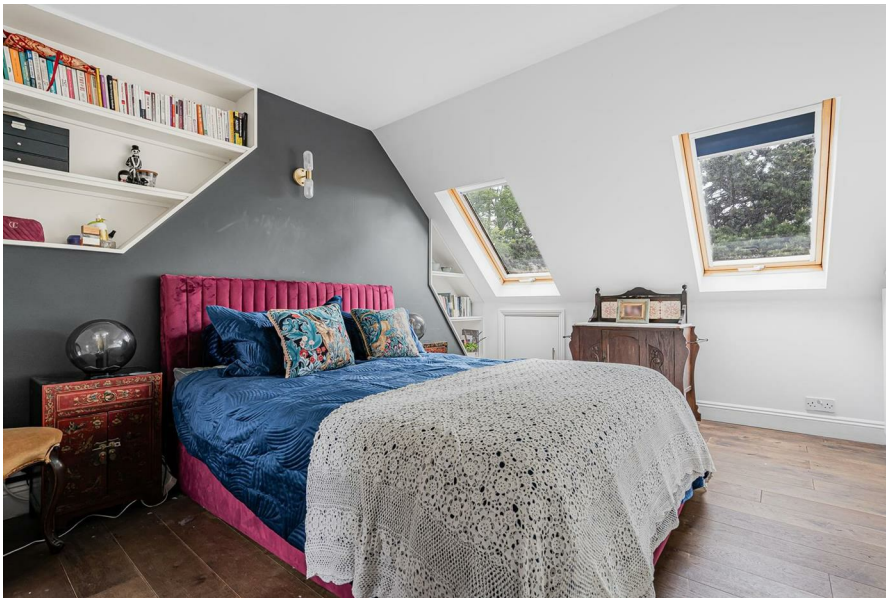
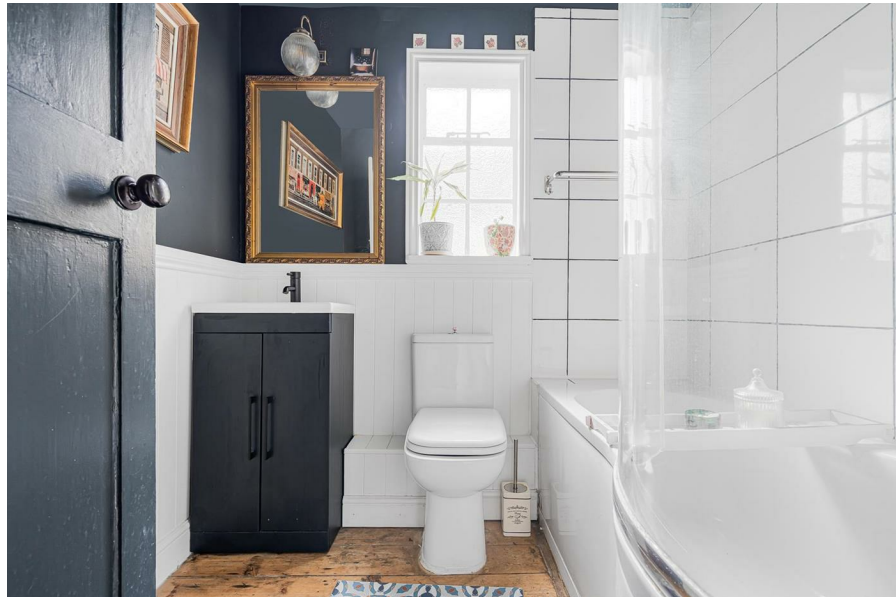
EN SUITE SHOWER ROOM

Comprising a newly refitted three piece suite with walk in shower cubicle, low level WC, wash hand basin, heated towel rail and skylight window.

OUTSIDE

To the front the property is approached behind a low level brick walled frontage with established planting and pathway leading to the entrance door.

The rear garden is a particularly attractive feature of the property, enjoying a favoured south facing orientation and thoughtfully landscaped to create an ideal entertaining and family space. Immediately adjoining the property is a paved terrace with pergola over, perfectly suited for alfresco dining and outside entertaining, leading onto an area predominantly laid to lawn with established planted borders and shrubs, enclosed by timber fencing. The garden further benefits from a timber storage shed together with gated rear pedestrian access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	61	76
EU Directive 2002/91/EC		

Guide Price £600,000

Tenure - Freehold

Council Tax Band - C

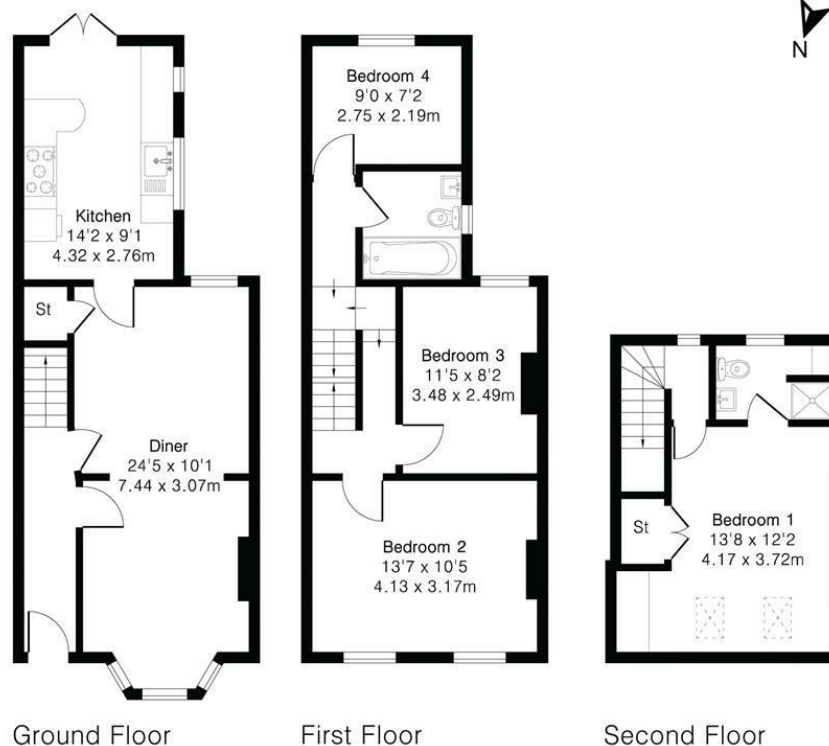
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1122 sq ft - 103 sq m

Ground Floor Area 446 sq ft - 41 sq m

First Floor Area 435 sq ft - 40 sq m

Second Floor Area 241 sq ft - 22 sq m



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.

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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.