



Malvern Road, Cambridge, CB1 9LD

CHEFFINS

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Cambridge,
CB1 9LD

A well proportioned three bedroom end terrace property situated in a quiet residential area within Cherry Hinton. The property further benefits from a generous rear garden as well as garage en bloc and is located in close proximity to Addenbrooke's hospital, local schools and amenities that Cherry Hinton has to offer.

LOCATION

Malvern Road offers a quiet residential setting just minutes from Cambridge city centre. Ideally located for Addenbrooke's Hospital and ARM, it benefits from excellent local schools, nearby parks, and convenient transport links. A popular area for families and professionals seeking a balanced lifestyle with city accessibility.



Guide Price £425,000





ENTRANCE DOOR
into:

ENTRANCE HALL

carpeted, radiator, coat hanging rail, downlighter, stairs leading to first floor, access into:

SITTING ROOM

carpeted, upvc double glazed bay window overlooking front of the property, downlighter, radiator, gas fire, access to understairs storage cupboard housing fuse box, electricity and gas meters.

overlooking front of the property, built-in storage cupboards, radiator, downlighter.

BEDROOM 2

carpeted, upvc double glazed windows overlooking rear of the property, radiator, downlighter.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, built-in storage cupboard above stairs, radiator, downlighter.



DINING AREA

carpeted, radiator, upvc double glazed sliding doors leading out to the rear garden, LED spotlights,

KITCHEN

with tile effect laminate flooring, range of floor and wall units with laminate worktop, integrated Hotpoint oven and Indesit electric hob with Bosch extractor fan, stainless steel splashback, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, stainless steel sink and drainer with mixer tap, upvc double glazed window overlooking rear of the property, boiler and part tiled walls and downlight.

BATHROOM

with laminate tile effect flooring, upvc double glazed frosted window overlooking rear of the property, three piece suite comprising of bath with shower over, low level w.c., wash hand basin, radiator, extractor fan, downlighter.

OUTSIDE

The property is approached via pathway leading to upvc front door. The front garden is predominantly laid to lawn with hedging in the front border and side access gate to the rear.

Rear garden is fully enclosed via timber fencing, gate leading out to the front of the property down the side. The garden is predominantly laid to lawn with borders containing a variety of shrubs, timber storage shed, two terrace areas perfect for outside seating or al fresco dining, outside water tap. There is also a garage en bloc.



ON THE FIRST FLOOR

LANDING

carpeted, downlighter, access into loft space, access into various rooms.

PRINCIPAL BEDROOM

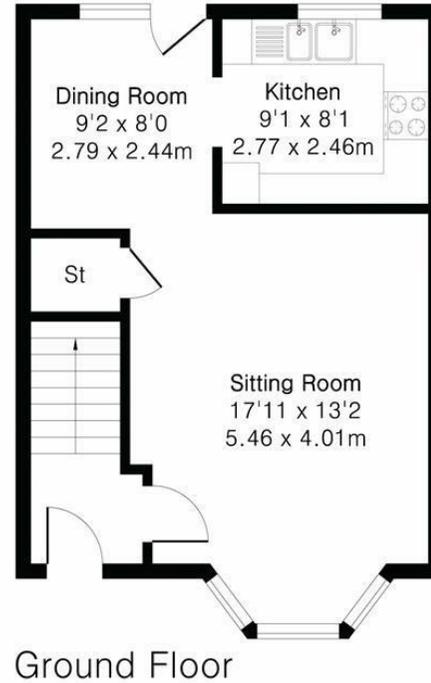
carpeted, upvc double glazed windows



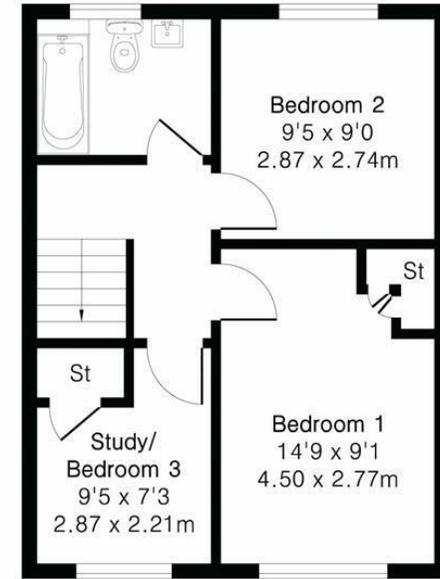
Approximate Gross Internal Area 849 sq ft - 79 sq m

Ground Floor Area 432 sq ft – 40 sq m

First Floor Area 417 sq ft – 39 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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 £425,000

Tenure – Freehold

Council Tax Band – C

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.

