



Green End Road, Cambridge, CB4 1RS

CHEFFINS

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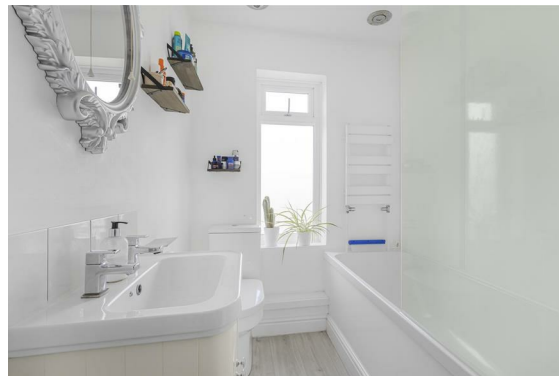
Cambridge,
CB4 1RS

A beautifully presented three bedroom semi detached property offering well proportioned accommodation throughout, conveniently located for local amenities, Cambridge north station and the science park. The property further benefits from off road parking for multiple vehicles and a generous rear west facing garden.



Guide Price £535,000





UPVC FRONT ENTRANCE DOOR

and access down the side of the property to the rear, leading into:

ENTRANCE HALL

with laminate effect wood flooring, radiator, stairs leading to the first floor, understairs storage cupboard containing electricity meters and fuse box, door leading into:

SITTING/DINING ROOM

carpeted, upvc double glazed window overlooking front of the property, LED downlighters and wall lights, and two radiators, cupboard housing Combi boiler.

KITCHEN/BREAKFAST ROOM

with tiled flooring, range of floor and wall mounted units, upvc and glass French doors leading into rear garden, upvc double glazed window overlooking rear garden, laminate effect worktop with stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for oven, tiled splashback, radiator, extractor fan, fridge/freezer, LED spotlights.

DOWNSTAIRS W C

tiled flooring, radiator, wash hand basin with cupboard beneath, low level w.c., frosted window overlooking side of the property.

ON THE FIRST FLOOR

carpeted stairs.

LANDING

frosted window overlooking the side of the property, access to loft space.

PRINCIPAL BEDROOM

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

BEDROOM 2

carpeted, radiator, upvc windows overlooking front of the property, LED downlighters.

BEDROOM 3

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

BATHROOM

with laminate effect wood flooring, three piece white suite with bath and shower over, low level w.c., wash hand basin with storage cupboard beneath, upvc double glazed frosted window to the front of the property, LED spotlights, extractor fan.

OUTSIDE

The property is approached via a brick paved driveway partly enclosed with wall and timber fenced border with a border containing various shrubs.

Upvc double glazed French doors leading onto terrace area which is perfect for al fresco dining. The garden is west facing and predominantly lawned and enclosed with timber fencing. Part of the garden is

walled and there are borders containing various shrubs and hedging. Further terrace area again perfect for outdoor seating. A large timber storage shed with double doors and a further access door to the side, outside tap and electricity plug points.

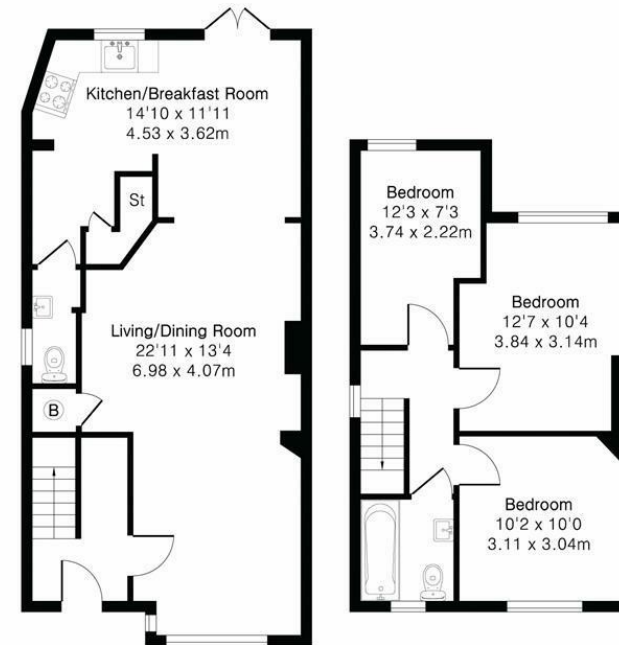




Approximate Gross Internal Area 973 sq ft - 91 sq m

Ground Floor Area 568 sq ft – 53 sq m

First Floor Area 405 sq ft – 38 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	78	
(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 £535,000

Tenure – Freehold

Council Tax Band – D

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.

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.