Church End, Cambridge, CB1 3LF

CHEFFINS

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Guide Price £400,000

- 3 Bed End of Terrace
- Attractive Rear Garden
- Gas Central Heating & Double Glazing
- Refitted Kitchen/Dining Room
- Bathroom with Separate Shower Room
- Second Floor Study

An attractive end of terrace Victorian home offering accommodation arranged over three floors and benefiting from an attractive rear garden. The property is within easy reach of a wide range of local amenities in the centre of Cherry Hinton and is well placed for access to the centre of Cambridge city and Addenbrooke's Hospital.

SITTING ROOM
multi-pane door to front, double glazed sash window to front, wood flooring, feature cast iron fireplace with mantel over, fitted shelving.

KITCHEN/DINING ROOM
range of fitted wall and base units, wooden working surfaces with tiled splashbacks, Belfast sink with mixer tap, fitted slimline dishwasher, integrated washer/dryer, space for cooker and fridge/freezer, stainless steel and glass canopy hood, tiled flooring, glazed door to rear hall, double glazed French doors to rear, double glazed window to rear, high level double glazed window to side, part underfloor heating, radiator.

REAR HALLWAY
double glazed door to rear, spotlights, stairs to first floor.

ON THE FIRST FLOOR

LANDING
stairs to second floor with attractive leaded light glass panel, built-in storage cupboard.

BEDROOM 1
double glazed sash window to front, radiator, storage cupboard, feature cast iron fireplace.

BEDROOM 2
double glazed window to rear with storage seat under, wood flooring, Velux rooflight, radiator.

FAMILY BATHROOM
recently fitted white suite with pedestal wash hand basin, panelled bath with wall mounted shower controls, folding screen, tiled surround, low level w.c., chrome heated towel rail, double glazed window to side.

SHOWER ROOM
fully tiled, corner shower enclosure, wall mounted controls, low level w.c., wash hand basin, tiled flooring, double glazed window to side, radiator.

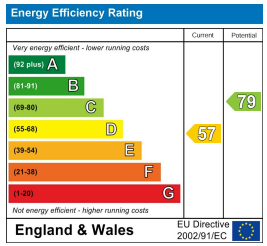
ON THE SECOND FLOOR

LANDING.
with two Velux roof windows to rear.

BEDROOM 3
range of full width oak fronted drawers to eaves area, Velux rooflight, radiator.

STUDY
dormer double glazed window to the rear, cupboard containing recently fitted central heating boiler, oak flooring, radiator.

OUTSIDE
Rear garden extends to approximately 66ft with a paved patio area, raised circular seating area enclosed with wrought iron railings and the garden is predominantly laid to lawn, enclosed with panel fencing with well stocked borders with shrubs and plants, winding pathway leading to a storage shed with power and light laid on, covered cycle storage to one side.



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Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 977 sq ft – 91 sq m
Ground Floor Area 347 sq ft – 32 sq m
First Floor Area 362 sq ft – 34 sq m
Second Floor Area 197 sq ft – 18 sq m
Outbuilding Area 72 sq ft – 7 sq m

PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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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