



Stourbridge Grove, Cambridge, CB1 3JA

CHEFFINS

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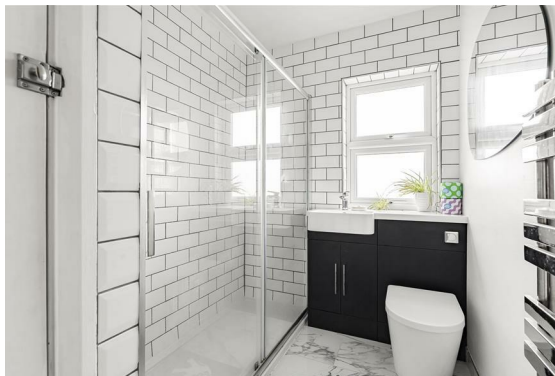
Cambridge,
CB1 3JA

A beautifully presented three bedroom end terrace property which has been extensively upgraded by the current owners. The property offers well proportioned accommodation throughout and further benefits from a generous rear garden and off-road parking.

3 1 2

Guide Price £525,000





LOCATION

Stourbridge Grove is conveniently located off Coldhams Lane, and within easy reach of Coldhams Common as well as being nearby to Chisholm Trail which connects off-road to Cambridge North & Cambridge Science Park. The property is close to a range of local amenities, Cambridge City Centre and various transport links including the A14 & M11.

UPVC DOUBLE GLAZED FRONT DOOR

leading into:

ENTRANCE HALL

with engineered wood flooring, radiator, downlighters, stairs leading to first floor, and entrance into various rooms.

SITTING ROOM

with engineered wood flooring, radiator, bay window with upvc double glazed windows overlooking front of the property, downlighter, feature fireplace, tiled surround, built-in storage cupboard.

KITCHEN/BREAKFAST ROOM

with a range of floor and wall units, quartz worktop, stainless steel sink with mixer tap over, integrated appliances including Hotpoint oven, AEG 4 ring induction hob, extractor fan, space and plumbing for dishwasher, space and plumbing for washing machine, upvc double glazed window overlooking rear garden, downlighter, laminate flooring, door into understairs cupboard housing fuse box, upvc double glazed door out onto the rear garden.

DOWNSTAIRS W C

with laminate flooring, downlighter, low level w.c., wash hand basin and upvc double glazed window looking out over rear garden.

ON THE FIRST FLOOR

LANDING

upvc double glazed window overlooking side of the property allowing the light into the landing, engineered wood flooring, access to loft, storage cupboard and various rooms.

BEDROOM 1

engineered wood flooring, radiator, upvc double glazed window overlooking rear of the property, downlighter.

BEDROOM 2

with engineered wood flooring, upvc double glazed window overlooking front of the property, radiator, downlighter.

BEDROOM 3

with engineered wood flooring, upvc double glazed window overlooking front of the property, radiator, downlighter and storage cupboard with hanging rail.

BATHROOM

with tiled flooring, underfloor heating, part tiled walls, storage cupboard inset, walk-in tiled shower, low level w.c., wash hand basin with storage cupboard below, upvc double glazed frosted window overlooking rear of the property, LED spotlights, extractor fan, heated chrome towel rail.

OUTSIDE

The property is approached via path and gravelled driveway offering off-road parking and EV charger.

Garden is predominantly laid to lawn and partially enclosed by timber fencing to one side and hedging to the other with fruit trees, pathway continues down into a gate which offers access into the rear garden.

South west facing rear garden with terraced area perfect for al fresco dining. Outside tap. The garden is fully enclosed by timber fencing with gate out to the front and rear access. Rear garden contains borders with various trees and shrubs, generous vegetable and herb garden along with fruit trees, further terrace area for al fresco dining and outside entertainment. Raised beds containing a variety of herbs, fruits and vegetables, timber storage shed. The remainder of the garden is predominantly gravelled and there is also a small pond.

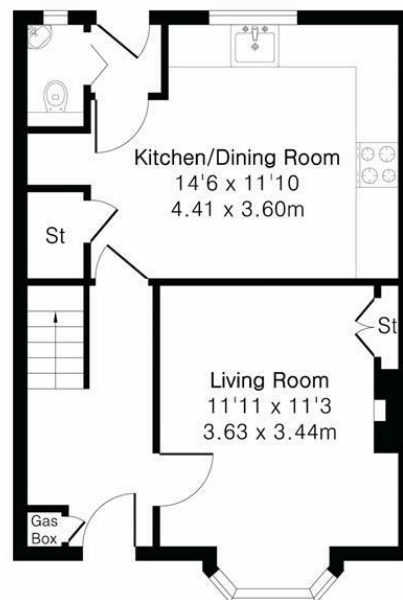




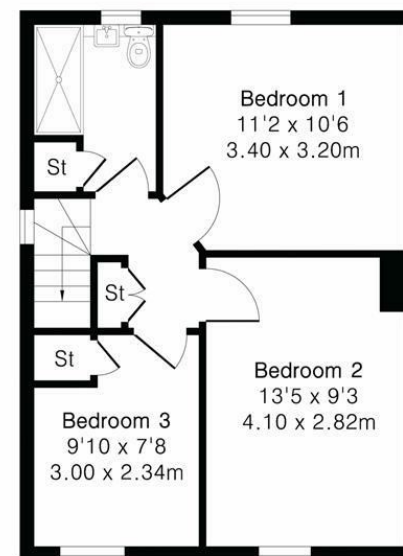
Approximate Gross Internal Area 847 sq ft - 79 sq m

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 419 sq ft – 39 sq m



Ground Floor



First Floor

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		
		81
	62	
England & Wales		
EU Directive 2002/91/EC		

Guide Price £525,000

Tenure – Freehold

Council Tax Band – C

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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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.



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