



New Street, Cambridge, CB1 2QT

**CHEFFINS**

## New Street

Cambridge,  
CB1 2QT

A stylish and intelligently designed modern townhouse offering well-balanced and versatile accommodation arranged over three storeys. The property benefits from an enclosed courtyard-style rear garden and a secure allocated parking space, set within a gated area accessed via automated gates. Offered with no onward chain.

### LOCATION

New Street enjoys a superb central Cambridge location, ideally positioned just moments from the city's historic core. The area offers an excellent range of amenities including independent cafés, restaurants, shops and leisure facilities, along with more extensive shopping at the nearby Grand Arcade and Grafton Centre. The property is particularly well placed for both the University of Cambridge and Anglia Ruskin University, as well as key employers such as Addenbrooke's Hospital and the Cambridge Biomedical Campus, which are easily accessible by bicycle or public transport. Cambridge railway station is also within convenient reach, providing regular services to London King's Cross and Liverpool Street, making the location highly attractive for commuters. In addition, a number of well-regarded schools are nearby, and the surrounding green spaces, including Parker's Piece and Christ's Pieces, offer excellent recreational opportunities within close proximity.

3 2 1

**Guide Price £525,000**





## FRONT DOOR

into:

## ENTRANCE HALL

with wood effect laminate flooring, LED spotlights, radiator, stairs to first floor, access into various rooms.

## DOWNSTAIRS W C

with wood effect laminate flooring, low level w.c., wash hand basin, radiator, LED spotlight, extractor fan.

## LIVING/DINING ROOM

wood effect laminate flooring, two radiators, downlight, understairs storage cupboard containing electricity meter, French doors leading out onto rear garden, upvc double glazed sash style window.

## KITCHEN

with wood effect laminate flooring, range of floor and wall units with laminate worktop, integrated Neff oven and 4 ring gas hob with extractor fan, integrated Neff dishwasher, washing machine, stainless steel sink and drainer with mixer tap, double glazed sash style window overlooking front of the property, cupboard housing boiler, LED spotlights, extractor fan.

## ON THE FIRST FLOOR

## LANDING

carpeted, LED spotlights, access into various rooms.

## PRINCIPAL BEDROOM

carpeted, built-in wardrobes with sliding doors, shelving and hanging rail, double glazed sash style window overlooking rear of the property, radiator, downlight, access into:

## ENSUITE

with tiled flooring, three piece suite comprising walk-in tiled shower, wash hand basin, low level w.c., heated towel rail, LED spotlights, extractor fan, double glazed frosted sash style window.

## BEDROOM 3

carpeted, radiator, downlight, double glazed sash style window overlooking front of the property.

## BATHROOM

with tiled floor, part tiled walls, three piece suite comprising bath with shower over, wash hand basin, low level w.c., LED spotlights, heated towel rail, extractor fan, double glazed frosted sash style window overlooking front of the property.

## STAIRS UP TO SECOND FLOOR

## LANDING

carpeted, Velux window, eaves storage cupboard, cupboard housing water tank.

## BEDROOM 2

carpeted, Velux window, radiator, downlight.

## OUTSIDE

The property is approached via pathway leading to paved pathway to front door, Front garden is predominantly enclosed via iron rail fencing with hedging to front and gas meter box and water meter.

Rear garden is paved, perfect for outside seating and alfresco dining, fully enclosed via timber fencing with borders containing a variety of shrubs and hedging, timber gate leading out to rear passageway and car park with allocated parking, outside water tap.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 86        |
| (69-80) <b>C</b>                            | 79      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £525,000

Tenure - Freehold

Council Tax Band - D

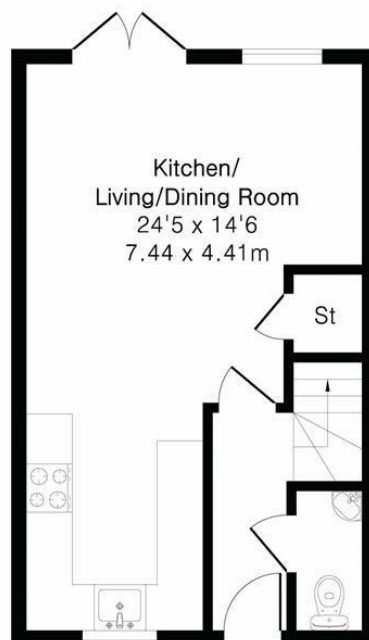
Local Authority - Cambridge City Council

**Approximate Gross Internal Area 989 sq ft - 92 sq m**

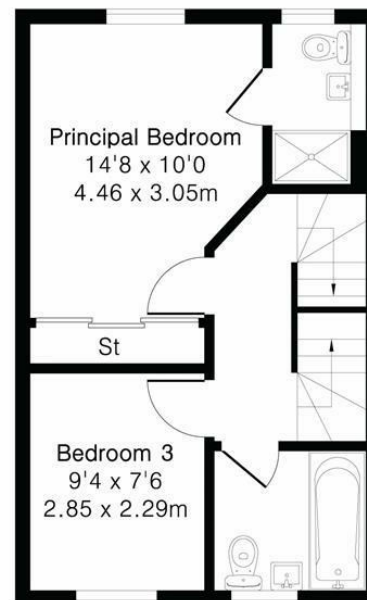
Ground Floor Area 353 sq ft - 33 sq m

First Floor Area 353 sq ft - 33 sq m

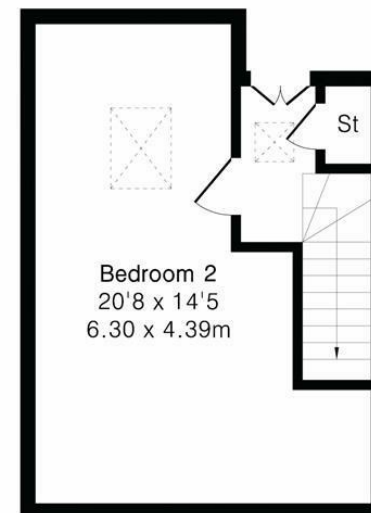
Second Floor Area 283 sq ft - 26 sq m



Ground Floor



First Floor



Second Floor



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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