



Mawson Road, Cambridge, CB1 2EA

CHEFFINS

Mawson Road

Cambridge,
CB1 2EA

- Three-bedroom Victorian property
- Spacious entrance hall with timber flooring
- Fitted kitchen with timber work surfaces
- Separate dining room with under-stairs storage
- Impressive sitting room with vaulted ceiling and exposed brick wall
- French doors opening onto the rear garden
- Principal bedroom with built-in wardrobes and en suite shower room
- Two further bedrooms, both with built-in storage
- Family bathroom with bath and shower
- Enclosed courtyard garden with raised planted borders

A well-presented three-bedroom Victorian property situated on Mawson Road, within easy reach of the city centre and local amenities. The accommodation has been thoughtfully arranged to provide a spacious entrance hall, fitted kitchen, separate dining room and impressive sitting room with vaulted ceiling and exposed brickwork, together with three bedrooms and two bath/shower rooms to the first floor. Outside, the property benefits from an enclosed courtyard garden, while the principal bedroom features built-in wardrobes and an en suite shower room.

3 2 2

Guide Price £685,000





LOCATION

Mawson Road is situated to the south of Cambridge city centre, providing convenient access to a range of local amenities, schooling and recreational facilities. The property is well placed for access to the city centre, with the historic centre of Cambridge within easy reach by bicycle or on foot. The surrounding area offers a good selection of local shops, cafés and restaurants, while nearby green spaces provide opportunities for walking and recreation. Cambridge's railway station is also readily accessible, providing regular services to London King's Cross and Liverpool Street, together with other destinations.

ENTRANCE HALL

Panel-glazed entrance door with double-glazed windows surrounding, leading through into the entrance hall. Wood flooring, coved ceiling, radiator and panelled doors leading into the respective rooms.

KITCHEN

Fitted with a collection of wall and base-mounted storage cupboards and drawers, together with timber work surfaces incorporating an inset stainless steel double bowl sink with central smaller bowl and hot and cold mixer tap. Space for range cooker with extractor hood over and tiled splashback, together with space and plumbing for dishwasher. Tiled flooring, inset LED downlighters, coved ceiling and two double-glazed front-aspect windows with shutters.

DINING ROOM

Continuation of the timber flooring from the entrance hall, with stairs rising to the first-floor accommodation and useful under-stairs storage. Coved ceiling, inset LED downlighters, radiator and full-height radiator. Open access through into the sitting room.

SITTING ROOM

Continuation of the timber flooring, with vaulted ceiling, exposed brick wall and inset LED downlighters. Velux skylights, full-height radiator and

double-glazed window overlooking the garden, together with a set of French doors providing access onto the rear garden.

FIRST FLOOR LANDING

Timber flooring, loft access and timber panelled doors leading into the respective rooms.

PRINCIPAL BEDROOM SUITE

Exposed timber flooring, full-height radiator, inset LED downlighters and sash windows to the front aspect. Built-in wardrobes and door leading through into the en suite.

EN SUITE SHOWER ROOM

Three-piece suite comprising glazed shower cubicle with dual wall-mounted shower heads and glazed sliding door, low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap. Tiled surrounds, tiled flooring, heated towel rail, wall-mounted mirror, Velux skylight and extractor fan.

BEDROOM TWO

Built-in wardrobe, radiator, inset LED downlighters and double-glazed window overlooking the rear garden.

BEDROOM THREE

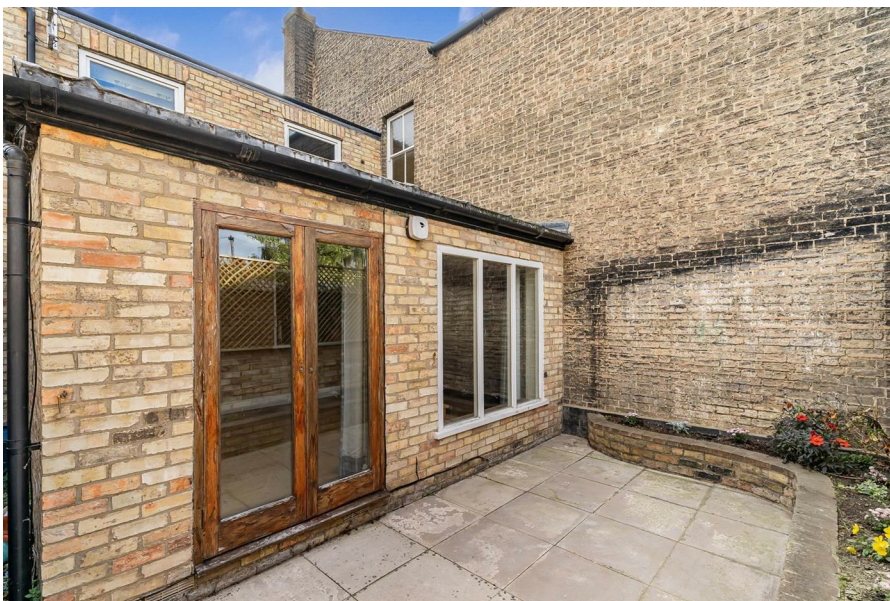
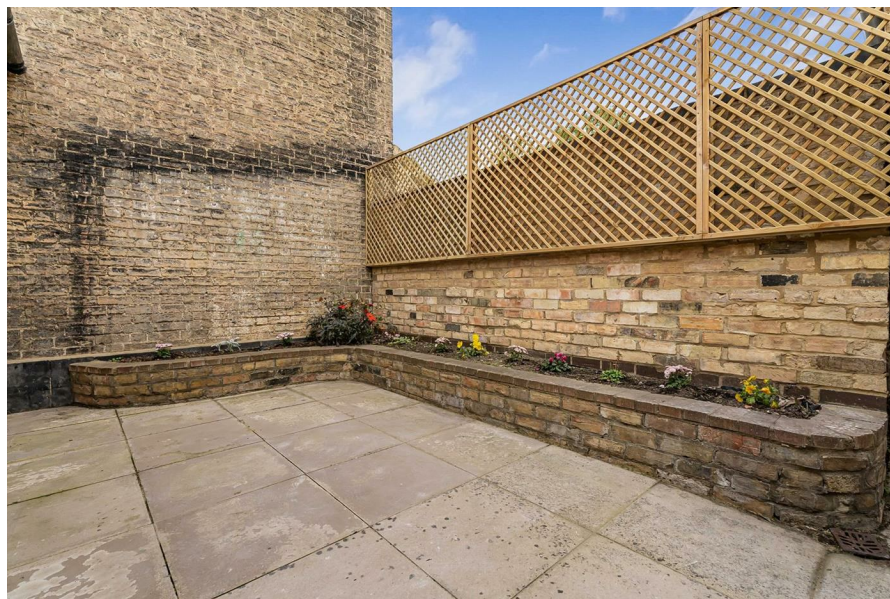
Built-in wardrobes with open shelving, exposed timber flooring, radiator and double-glazed window overlooking the garden.

FAMILY BATHROOM

Three-piece suite comprising combined shower and bath with dual wall-mounted shower heads, glazed shower partition and hot and cold mixer bath tap, together with low-level WC with concealed dual-flush and hand wash basin with hot and cold mixer tap. Tiled surrounds and tiled flooring, heated towel rail, Velux skylight and extractor fan.

OUTSIDE

The property is approached from Mawson Road via a pedestrian pathway. To the rear is an enclosed courtyard garden, principally paved with a raised bedded area running along the rear portion of the property. The garden is enclosed on all sides by brick walls and sections of trellising.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	74	
(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 £685,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

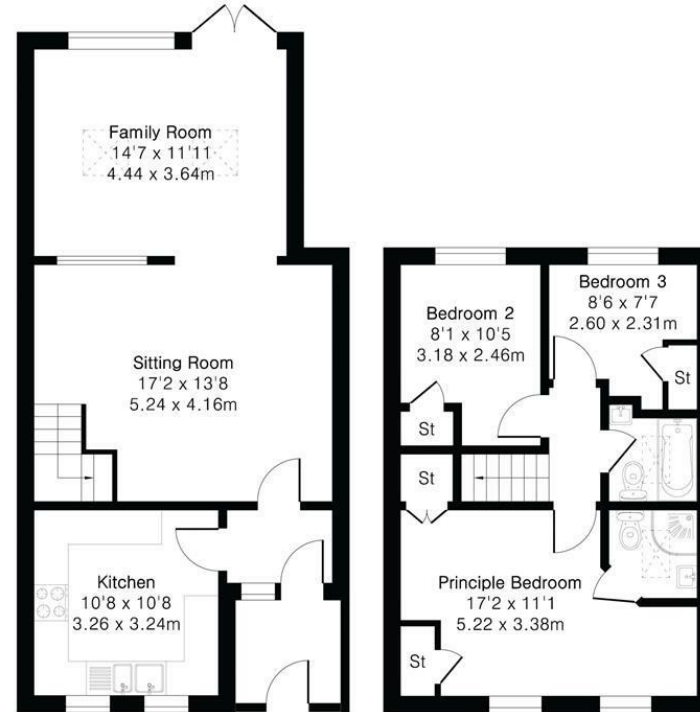


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Approximate Gross Internal Area 1016 sq ft - 94 sq m

Ground Floor Area 583 sq ft - 54 sq m

First Floor Area 433 sq ft - 40 sq m



Ground Floor

First Floor

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.