



Mowbray Road, Cambridge, CB1 7TG

CHEFFINS

Mowbray Road

Cambridge,
CB1 7TG

- Three Bedroom Semi Detached Home
- Excellent Opportunity For Modernisation
- Scope To Extend Subject To Planning Permission
- Two Reception Rooms With Period Fireplaces
- Sun Room Overlooking The Rear Garden
- Generous Rear Garden Offering Excellent Potential
- Detached Garage And Driveway Parking
- Popular Residential Location
- No Onward Chain

Occupying a generous plot in a highly regarded residential location, this three bedroom semi detached home presents an excellent opportunity for buyers seeking a renovation project with significant scope to improve and extend, subject to the necessary planning consents. Retaining a number of attractive period features, the property benefits from two reception rooms, a sun room, detached garage, driveway parking and a substantial rear garden, offering exceptional potential to create a superb family home.

3 1 2

Guide Price £475,000





LOCATION

Mowbray Road is conveniently situated in a popular residential area to the south-east of Cambridge city centre, offering excellent access to a wide range of local amenities. Nearby facilities include shops, supermarkets, schools, leisure facilities and Addenbrooke's Hospital and the Cambridge Biomedical Campus. The area is particularly well placed for commuters, with Cambridge railway station and the city centre readily accessible by bicycle, bus or car. There are also convenient road connections to the A11, A14 and M11, providing links to the wider region and London. Nearby green spaces and recreation grounds further enhance the location, making Mowbray Road a well-connected and practical setting for professionals, families and those working within the city.

ENTRANCE HALL

Entered via a UPVC double glazed entrance door into the entrance hall with staircase rising to the first floor accommodation, understairs storage cupboard, radiator and doors leading to the principal reception rooms.

SITTING ROOM

A well proportioned reception room featuring a UPVC double glazed bay window to the front aspect, radiator and feature fireplace with timber surround.

DINING ROOM

Positioned to the rear of the property with feature fireplace, radiator and glazed door opening through to the sun room.

SUN ROOM

Enjoying views over the rear garden with double glazed windows, glazed roof and door providing direct access outside.

KITCHEN

Fitted with a range of wall and base mounted storage cupboards with work surfaces incorporating a stainless steel sink unit. Wall mounted Ideal gas fired boiler, radiator, UPVC double glazed window overlooking the rear garden and door providing access outside.

FIRST FLOOR LANDING

With UPVC double glazed window to the side aspect and doors leading to the respective rooms.

BEDROOM ONE

A generous double bedroom featuring a UPVC double glazed bay window to the front aspect, radiator and former fireplace.

BEDROOM TWO

A further spacious double bedroom overlooking the rear garden with UPVC double glazed window, radiator and former fireplace.

BEDROOM THREE

A single bedroom with UPVC double glazed window to the rear aspect and radiator.

BATHROOM

Comprising a coloured three piece suite including a panel enclosed bath, low level WC and pedestal wash hand basin, heated towel rail, radiator and UPVC double glazed obscured window to the side aspect.

OUTSIDE

To the front, the property is approached via a driveway providing off road parking and access to the detached garage, whilst the remainder of the front garden is planted with a

variety of mature shrubs and borders.

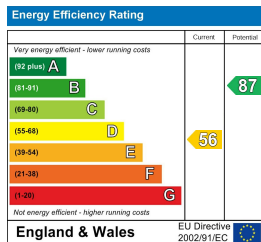
The generous rear garden is currently overgrown but offers excellent potential for landscaping and extending the existing outdoor space, subject to the necessary consents. A detached concrete sectional garage is situated towards the rear of the plot, together with an external store and useful brick built outbuilding.

AGENTS NOTE

Prospective purchasers should be aware that there are visible signs of movement and cracking to parts of the property. These observations do not constitute a structural survey or diagnosis, and interested parties are advised to satisfy themselves as to the condition of the property by carrying out their own inspections and obtaining independent professional advice where appropriate prior to exchange of contracts.







Guide Price £475,000

Tenure - Freehold

Council Tax Band - D

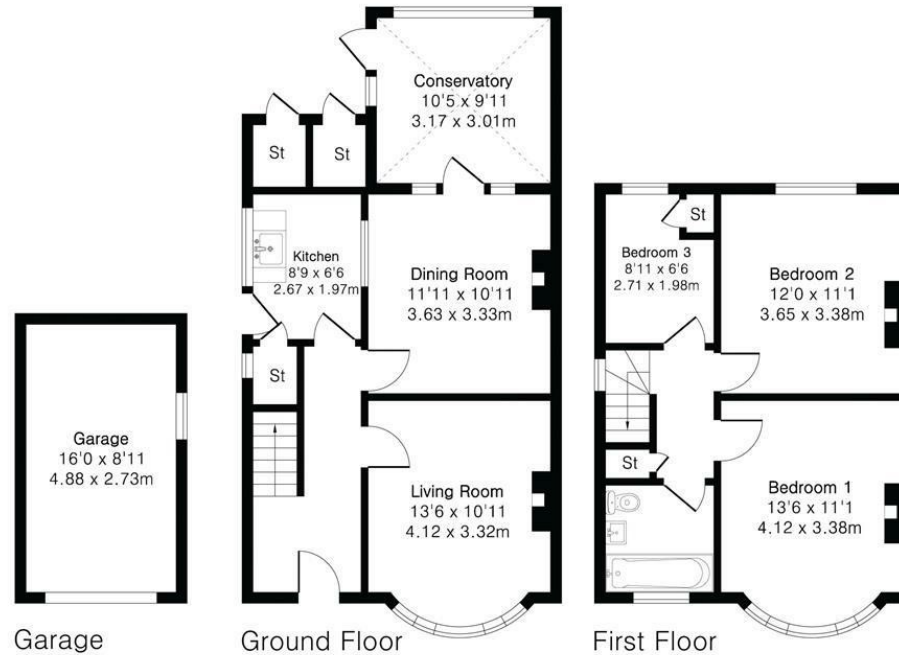
Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1010 sq ft - 93 sq m
(Excluding Garage)**

Ground Floor Area 575 sq ft - 53 sq m

First Floor Area 435 sq ft - 40 sq m

Garage Area 143 sq ft - 13 sq m



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: 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.



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