



Alpha Road, Cambridge, CB4 3DG

**CHEFFINS**

## Alpha Road

Cambridge,  
CB4 3DG

A well proportioned, bay fronted, detached residence, offering scope for sympathetic improvement and updating. Occupying a most desirable location, just off Chesterton Road and opposite the Jesus Green. and River Cam.

3 1 2

**Guide Price £650,000**





## LOCATION

Alpha Road is a highly regarded residential street situated just north of Cambridge city centre, offering an excellent balance of convenience and community. The area is well served by a range of local amenities including shops, cafés, supermarkets and schooling, while the nearby Science Park, Cambridge Business Park and Cambridge North railway station provide excellent connectivity for commuters. Regular bus services and dedicated cycle routes offer easy access to the city centre, the historic colleges and the mainline railway station, with the A14 and M11 also readily accessible. The nearby River Cam, Stourbridge Common and Milton Country Park provide attractive green spaces and recreational opportunities, making this a particularly desirable location for a wide range of buyers.

## **SIX PANELLED TIMBER ENTRANCE DOOR**

with leaded and coloured glass fanlight above leading into:

## **ENTRANCE LOBBY**

with dado rail and floor mat, panelled and internal door with leaded and coloured glass pane leading to:

## **RECEPTION HALLWAY**

with staircase rising to the first floor with understairs storage cupboard, dado rail, radiator.

## **LIVING ROOM**

tiled fireplace, coved ceiling, double panelled radiator, double glazed window to the front.

## **SITTING ROOM**

tiled fireplace, coving, double glazed window to the side, double panelled radiator, double glazed door leading out to the garden.

## **BREAKFAST ROOM**

with Rayburn, double panelled radiator, double glazed window to the side.

## **KITCHEN**

rolltop working surfaces, storage cupboards and drawers, single drainer sink unit with mixer tap, fitted oven, hob and extractor fan, plumbing and space for automatic washing machine and dishwasher, double panelled radiator, double glazed windows to the side and rear, panelled and double glazed door leading out to the garden.

## **ON THE FIRST FLOOR**

### **LANDING**

with access to loft space, wardrobe cupboard with shelving and hanging rail, coved ceiling.

### **BEDROOM 1**

double panelled radiator, double glazed bay window to the front.

### **BEDROOM 2**

fitted cupboards to chimney breast recesses, fitted shelving, radiator, double glazed window to the rear.

### **BEDROOM 3**

radiator, double glazed window to the front.

### **BATHROOM**

fitted with a white four piece suite comprising panelled bath, shower cubicle, dual flush w.c., pedestal wash hand basin, wall mounted Baxi gas fired boiler, double panelled radiator, extractor fan, double glazed and frosted window to the rear.

### **OUTSIDE**

Brick wall to front with rose garden, space to the side with gated access leading to the rear garden.

Rear garden paved, scrub area, former outside toilet.

PLEASE NOTE the current fence is not in the right place see the plan as part of this brochure. The land

adjacent to number 52 has recently been sold with the benefit of planning consent for the erection of a detached dwelling.

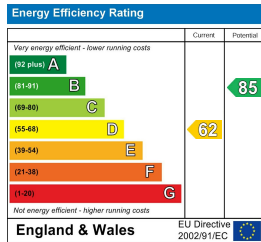
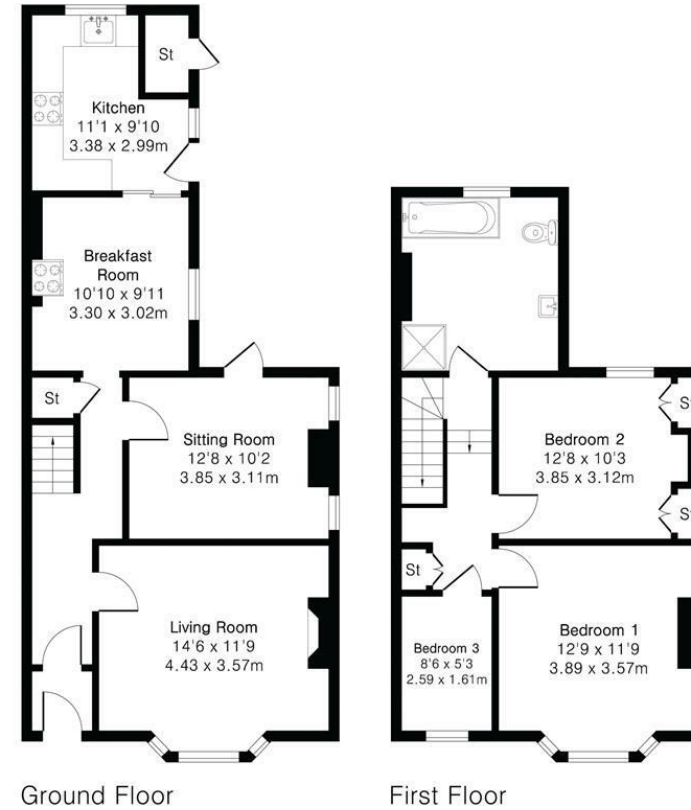




**Approximate Gross Internal Area 1194 sq ft - 111 sq m**

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 540 sq ft – 50 sq m



Guide Price £650,000

Tenure – Freehold

Council Tax Band – F

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.



[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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)



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.