



Doggett Road, Cambridge, CB1 9LF

CHEFFINS

Doggett Road

Cambridge,
CB1 9LF

A three bedroom semi-detached property with potential for extension (subject to planning permission) situated in Cherry Hinton, offering easy access to the surrounding amenities. The well proportioned accomodation extends to approximately 792sqft arranged over two floors with the added benefit of driveway parking leading to a single garage.

3 1 2

Guide Price £435,000





UPVC AND GLASS FRONT DOOR

into:

ENTRANCE HALL

with storage cupboard and hanging rail for coats, parquet flooring, radiator, stairs leading to the first floor.

SITTING ROOM

with large upvc double glazed window overlooking the front of the property, parquet flooring, gas fire and radiator, understairs storage cupboard which houses the electricity and gas meters. Access into:

DINING ROOM

with parquet flooring, gas radiator and large upvc double glazed window overlooking the rear garden, leading into:

KITCHEN

with collection of wall and floor units, laminate worktop, space for cooker and washing machine, sink and drainer with double glazed upvc window overlooking the rear garden, access out onto the rear garden via upvc and glass door.

ON THE FIRST FLOOR

LANDING

with loft access, airing cupboard housing water cylinder.

BATHROOM

which comprises of a three piece white suite comprising w.c., wash hand basin, bath with shower over, radiator, tile effect lino flooring, frosted upvc double glazed window to the rear.

MASTER BEDROOM

double bedroom, upvc double glazed window overlooking the front of the property, built-in wardrobe with hanging rail, radiator, carpeted flooring.

BEDROOM 2

double bedroom, built-in wardrobe and hanging rail, upvc double glazed window overlooking the rear garden, radiator, carpeted flooring.

BEDROOM 3

carpeted room with upvc double glazed window overlooking the front, radiator, inset storage with hanging rail.

OUTSIDE

Approach to the property via front garden which is predominantly laid to lawn with a shrub border and pathway leading to front door. Off-road parking leading to SINGLE GARAGE.

Rear garden via the kitchen, pathway leading around the property to a side gate which allows access to the front of the property. The garden is enclosed predominantly by wooden panel fencing. The rear and side gardens are of a good size which offers potential opportunity for extension, subject to the relevant planning permissions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £435,000

Tenure - Freehold

Council Tax Band - D

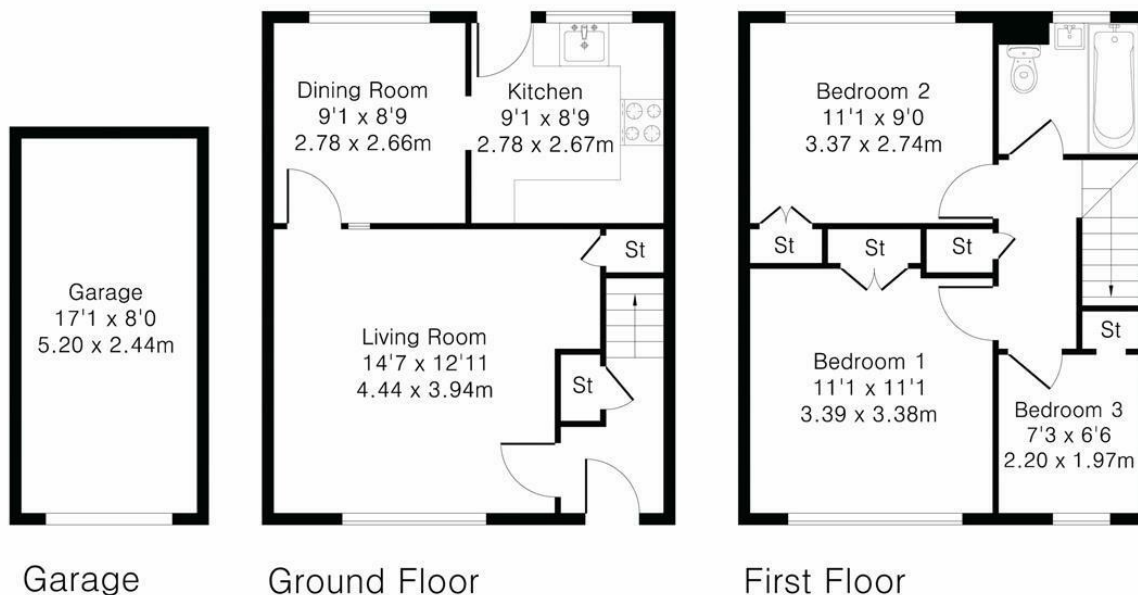
Local Authority - Cambridge City Council

Approximate Gross Internal Area 792 sq ft - 74 sq m

Ground Floor Area 396 sq ft - 37 sq m

First Floor Area 396 sq ft - 37 sq m

Garage Area 137 sq ft - 13 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



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