



Malvern Road, Cambridge, CB1 9LD

**CHEFFINS**



## Malvern Road

Cambridge,  
CB1 9LD

A beautifully presented three bedroom mid-terrace property extending to approximately 930sqft and arranged over two floors. The property further benefits from a generous rear garden as well as garage en bloc and is located in close proximity to Addenbrooke's hospital, local schools and amenities that Cherry Hinton has to offer.

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**Guide Price £450,000**





## LOCATION

Malvern Road, Cherry Hinton, offers a quiet residential setting just minutes from Cambridge city centre. Ideally located for Addenbrooke's Hospital and ARM, it benefits from excellent local schools, nearby parks, and convenient transport links. A popular area for families and professionals seeking a balanced lifestyle with city accessibility.



## UPVC FRONT DOOR

leading into:

## ENTRANCE HALL

with radiator, downlighter, engineered wood flooring, stairs leading to the first floor.

## SITTING ROOM

engineered wood flooring, upvc double glazed window overlooking front of the property, downlighter, radiator, understairs storage cupboard containing electricity meter and fuse board, gas fire with quartz mantelpiece and hearth, doors into:

## KITCHEN/BREAKFAST ROOM

with tiled flooring, range of floor and wall mounted units, granite worktop with integrated AEG oven, Bosch 4 ring gas hob with splashback, Zanussi extractor fan with, stainless steel sink with mixer tap, space for fridge/freezer, oak breakfast bar, dining room with engineered wood flooring, downlighter, radiator.

## CONSERVATORY

with vinyl flooring, upvc double glazed doors leading out onto the rear garden. Space and plumbing for washing machine and dryer, floor mounted cupboard and laminate worktop, upvc double glazed windows overlooking rear garden, LED spotlights, Velux window.

## ON THE FIRST FLOOR

## LANDING

engineered wood flooring, access to loft space and various rooms including:

## PRINCIPAL BEDROOM

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

## BEDROOM 2

engineered wood flooring, radiator, upvc double glazed window overlooking rear garden, downlighter.

## BEDROOM 3

engineered wood flooring, radiator, upvc double glazed window overlooking front of the property, storage cupboard with hanging rail.

## FAMILY BATHROOM

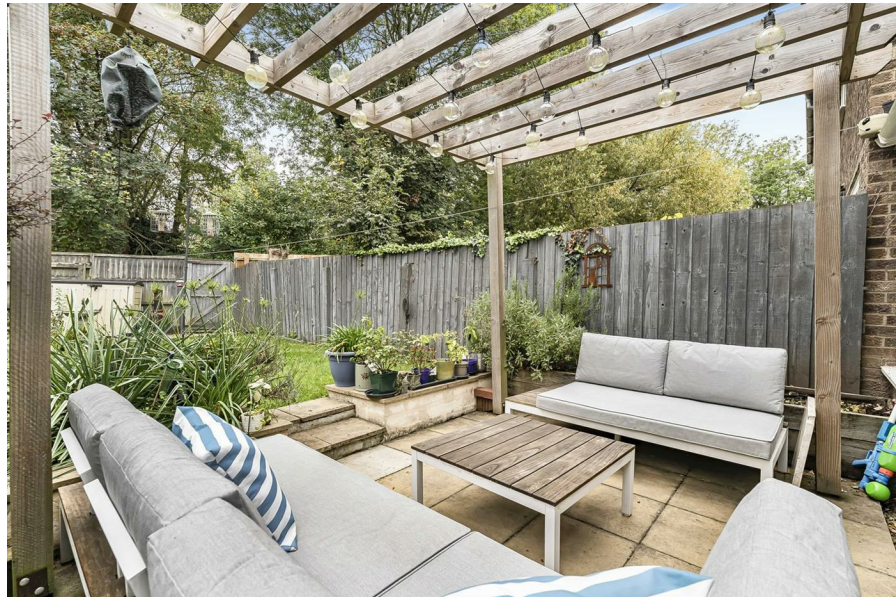
tiled flooring, upvc double glazed frosted window overlooking rear of the property, radiator, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin and chrome heated towel rail, extractor fan, shelving unit.

## OUTSIDE

The property is approached via a footpath leading to upvc double glazed front door. The front garden is predominantly lawned with various beds containing shrubs and hedging. GARAGE en bloc with up and over door.

Rear garden with paved terrace area and pergola perfect for al fresco dining, raised beds to each side, steps up onto lawn area. The rear garden is predominantly laid to lawn and fully enclosed with timber fencing, and gravel area at the end of the garden offering further opportunity for outside seating, with gate leading out onto the rear. Outside electricity plug point and outside tap.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	75	
(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 £450,000

Tenure - Freehold

Council Tax Band - C

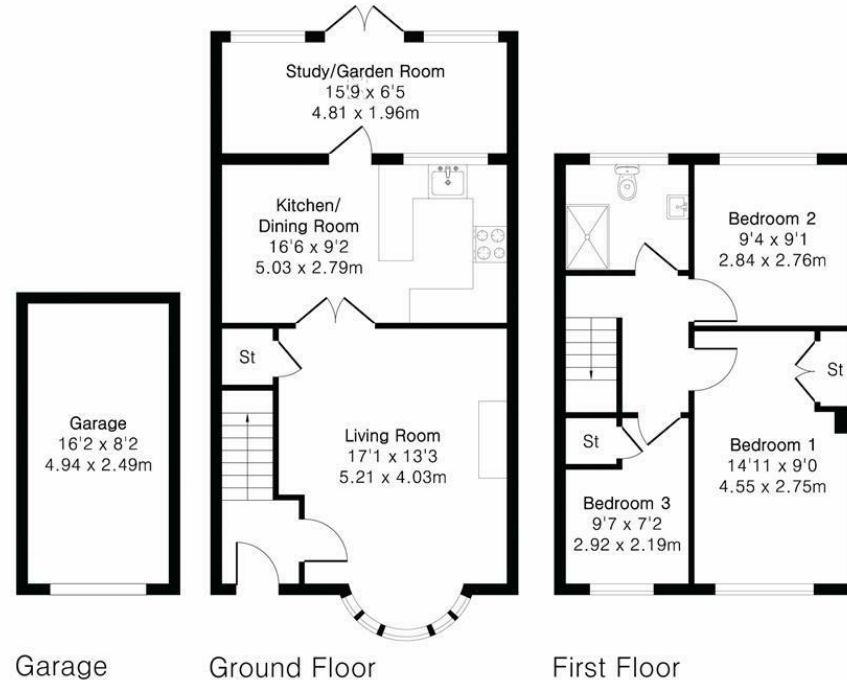
Local Authority - Cambridge City Council

**Approximate Gross Internal Area 930 sq ft - 86 sq m  
(Excluding Garage)**

Ground Floor Area 530 sq ft - 49 sq m

First Floor Area 400 sq ft - 37 sq m

Garage Area 132 sq ft - 12 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: 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.