



Rock Road, Cambridge, CB1 7UF

**CHEFFINS**



## Rock Road

Cambridge,  
CB1 7UF

A substantial, bay fronted Victorian semi-detached residence, with accommodation over two floors as well as useful loft storage room with potential. The property benefits from front and rear gardens with vehicular access to the rear leading to a double garage. This home offers scope for sympathetic improvement and updating and is located within this prestigious location on the favoured southern side of the city.

3 2 2

**Guide Price £875,000**







## **TIMBER PANELLED ENTRANCE DOOR**

with leaded and coloured glass picture light above with entrance canopy and outside light, leading into:

## **ENTRANCE HALL**

moulded cornicing, decorative moulded archway, timber panelling, original Victorian tiled floor, understairs storage cupboard, further cupboard housing insulated hot water tank.

## **LIVING ROOM**

coved ceiling, picture rail, open fireplace with tiled hearth, fitted shelving to chimney breast recess, double panelled radiator, double glazed bay window to front with window seat.

## **SITTING ROOM**

timber panelling, parquet flooring, radiator, wall shelving, double glazed window to the rear.

## **CLOAKS/BATHROOM**

with three piece suite, low level w.c., pedestal wash hand basin and panelled bath, shower above.

## **KITCHEN/DINING ROOM**

Kitchen is fitted with cupboards and drawers with rolltopped working surfaces, single drainer sink unit, wall mounted gas fired boiler, chimney breast, tiled floor, double glazed windows to the side, double glazed door leading out to the garden, panelled and double glazed door leading out to garden.

## **ON THE FIRST FLOOR**

## **LANDING**

decorative moulded archway with panelling, picture rail.

## **BEDROOM 1**

cornicing, picture rail, tiled fireplace, shelving, double panelled radiators, exposed and sealed floorboards, double glazed windows to the front.

## **BEDROOM 2**

coving, picture rail, exposed and sealed floorboards, tiled hearth, double panelled radiator, double glazed window to the rear.

## **BATHROOM**

with white two piece suite, panelled bath with shower above, pedestal wash hand basin, part tiled walls, heated towel rail/radiator, double glazed and frosted window to the side.

## **SEPARATE TOILET**

high level w.c., double glazed and frosted window, cupboard with butler sink unit with shelving and storage cupboards.

## **BEDROOM 3**

exposed and sealed floorboards, fitted wardrobe cupboard, radiator, tiled hearth, double glazed window to the rear.

## **TIMBER LADDER STAIRCASE**

leading to:

## **LOFT STORAGE ROOM**

exposed timber flooring, wash hand basin with separate hot and cold taps, double glazed window overlooking garden and collection of Velux skylights.

## **OUTSIDE**

Front garden principally laid to lawn, hedging and shrubs.

Rear garden with gated access to the side, side garden with tiled pathway, shrub beds. Rear garden laid to lawn, shrub beds with a DETACHED DOUBLE GARAGE to the rear, concrete section elevations with power and light and vehicular access via a pair of up and over doors.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	75	55
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - F

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1933 sq ft - 179 sq m

Ground Floor Area 746 sq ft - 69 sq m

First Floor Area 746 sq ft - 69 sq m

Second Floor Area 441 sq ft - 41 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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