Hartington Grove, Cambridge, CB1 7UB

CHEFFINS

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Guide Price £600,000

An established and well-proportioned semi-detached residence, benefiting from a front garden, driveway parking and a generous rear garden extending to approximately 90 feet in length. Occupying an eagerly sought-after and favoured location on the southern side of the city, the property is conveniently placed for a wide range of local amenities and excellent transport links.

LOCATION

Hartington Grove enjoys a highly sought-after position in the heart of Cambridge, offering excellent access to the city centre, Cambridge Railway Station, Addenbrooke's Hospital and the Biomedical Campus. Residents benefit from a wide range of nearby amenities, including supermarkets, cafés, restaurants and leisure facilities, while the popular Mill Road area is within easy reach. The location is well served by regular bus routes and provides convenient access to major road links including the A14 and M11, making it ideal for commuters. Combining excellent connectivity with close proximity to green spaces and the historic city centre, Hartington Grove offers an attractive and convenient setting.

SIX-PANELLED TIMBER ENTRANCE DOOR
with frosted glazed fanlight opens into:

RECEPTION HALL
with staircase rising to the first floor, timber handrail, understairs storage cupboard, coat hooks, radiator and double glazed window to the side.

CLOAKROOM
Fitted with a white suite comprising low-level WC and hand wash basin with tiled splashbacks. Double glazed window to the side.

LIVING ROOM
Featuring a fireplace with slate surround and hearth, fitted cupboards and shelving to the chimney breast recesses, radiator, exposed floorboards and double glazed bay window to the front, pair of large wooden doors through to:

DINING ROOM
With exposed floorboards, double panelled radiator and twin double glazed doors opening onto the rear garden.

KITCHEN
Fitted with a range of storage cupboards and drawers beneath rolled-edge work surfaces incorporating a one-and-a-half bowl single drainer sink unit with mixer tap. Bosch electric double oven, Zanussi gas hob with extractor hood above, space for fridge/freezer, dishwasher and automatic washing machine. Inset ceiling downlighters, double glazed Velux roof lights, radiator, double glazed windows to the side and rear, and double glazed door leading to the garden.

FIRST FLOOR

LANDING
With access to loft space, airing cupboard housing the insulated hot water cylinder with slatted shelving, and double glazed window to the side.

BEDROOM 1
Radiator and double glazed window to the front.

BEDROOM 2
Radiator and double glazed window to the rear.

BEDROOM 3
Radiator and double glazed window to the front.

BATHROOM
Fitted with a white suite comprising panelled bath with electric shower above and pedestal wash basin with mixer tap. Tiled walls, heated towel rail, electric heater and frosted double glazed window.

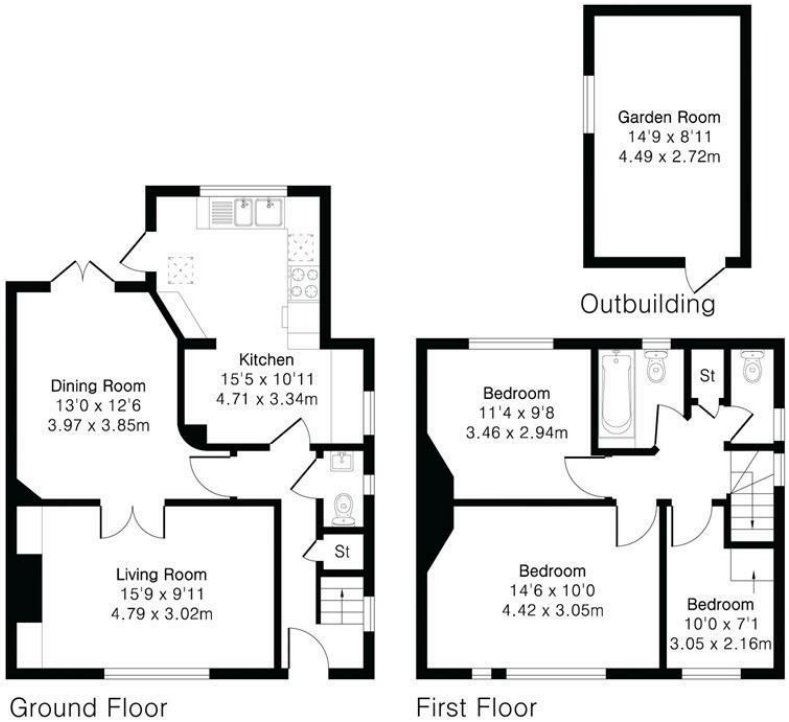
SEPARATE WC
Low-level WC and double glazed window to the side.

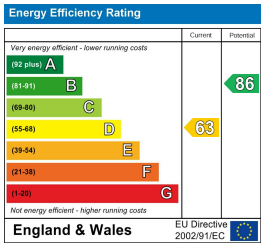
OUTSIDE
The front garden is principally laid to lawn with flower and shrub borders, enclosed by a low dwarf wall to the front. A paved driveway to the side provides off-road parking and leads to the former garage.

FORMER GARAGE
Constructed with brick elevations beneath a sloping felt roof, with timber entrance door, side window, power and lighting connected.

REAR GARDEN
The property enjoys particularly good-sized rear gardens, principally laid to lawn and enclosed by fencing and mature hedging. The garden incorporates raised planting beds, fruit trees, mature shrubs and a timber decked area immediately to the rear of the house.

Approximate Gross Internal Area 947 sq ft - 88 sq m
(Excluding Outbuilding)
Ground Floor Area 535 sq ft – 50 sq m
First Floor Area 412 sq ft – 38 sq m
Outbuilding Area 131 sq ft – 12 sq m





PINKPLAN

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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Guide Price £600,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge City Council

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.