



Cherry Hinton Road, Cambridge, CB1 7AJ

CHEFFINS

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An attractive mid terraced Victorian building occupying a sought after position on Cherry Hinton Road offering fantastic investment opportunity with a yield of approximately 9.5% and the ability to be remodelled into a family home. Currently set up as a HMO arranged over four floors with the lower ground floor offering an independent one bedroom apartment, the ground floor set up with unit 1, 2 & 3, the first floor set up with unit 4, 5 & 6 and the second floor set up with unit 7.

- HMO with Yield of Approximately 9.5%
- Sought After Residential Location
- Potential to Remodel into Family Home
- Independent Lower Ground Floor Apartment
- Attractive Victorian Building Offering Potential to be Developed (STPP)

8 3 6

Guide Price £750,000





LOWER GROUND FLOOR FLAT

With private entrance, kitchen area, shower room, living/ dining room and a bedroom

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, doors to

UNIT 1

Room with bay window to the front aspect, worktop with inset sink, range of base level units, space for fridge

UNIT 2

Room with window to the rear aspect, worktop with inset sink, range of base level units, space for fridge

UNIT 3

Room with windows to the side aspect, door leading to private kitchen, shower room and wc, direct access to garden

FIRST FLOOR

LANDING

With doors to

UNIT 4

Room with windows to the rear aspect, worktop with inset sink, range of base level units, space for fridge and private shower room

UNIT 5

Room with window to the rear aspect, worktop with inset sink, range of base level units, space for fridge

UNIT 6

Room with bay window to the front aspect, worktop with inset sink, range of base level units, space for fridge, with self-contained shower room

SECOND FLOOR

UNIT 7

Room with dormer window to the rear aspect, eaves storage, worktop with inset sink, range of base level units, space for fridge and private shower room

OUTSIDE

The front of the property offers a generous area to store bins leading to a pathway with steps up to the main entrance and steps down to the lower ground floor apartment.

The rear garden enjoys a south facing aspect and is laid to patio with steps up to Unit 3.

AGENT'S NOTE

Total rent of £5,905.00 per calendar month.

Council Tax bands are split:
BASEMENT FLAT - B Cambridge
ROOM 3 - A Cambridge
ROOM 4 - A Cambridge
ROOMS 12 & 5 - B Cambridge
ROOM 6 - A Cambridge
ROOM 7 - A Cambridge



Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			82	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F		53	82	
(1-20) G				
Not energy efficient - higher running costs				
England & Wales				
		EU Directive 2002/91/EC		

Guide Price £750,000
 Tenure - Freehold
 Council Tax Band -
 Local Authority -

Approximate Gross Internal Area 2573 sq ft – 239 sq m
 Lower Ground Floor Area 527 sq ft – 49 sq m
 Ground Floor Area 787 sq ft – 73 sq m
 First Floor Area 826 sq ft – 77 sq m
 Second Floor Area 433 sq ft – 40 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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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.

