



22 Rock Road, Cambridge, CB1 7UF

CHEFFINS

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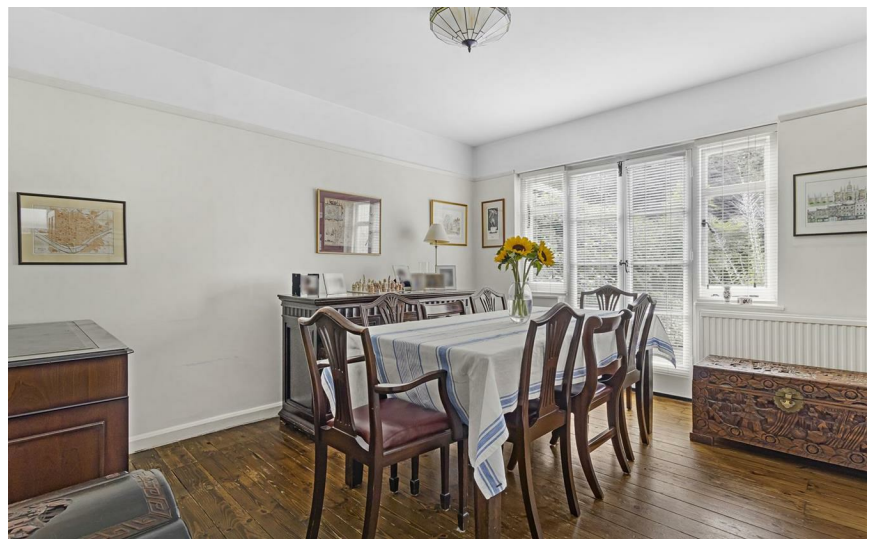
Cambridge,
CB1 7UF

A beautifully presented, extended and spacious, semi-detached residence with well-proportioned accommodation over three floors, benefitting from front garden with driveway and large rear garden with pedestrian and vehicular access with small garage. In this eagerly sought-after and most convenient south-city location, with ease of access to a good range of local amenities, including schooling, transport, shops, restaurant and cinema.

4 1 2

Guide Price £1,150,000





TIMBER PANELLED ENTRANCE DOOR

With leaded and frosted panes, leading into

RECEPTION HALLWAY

Staircase rising to the upper floors with timber handrail, painted newel posts and spindles, useful understairs storage cupboard. Exposed and sealed floorboards, radiator, leaded and frosted glazed window to the front.

CLOAKROOM

Fitted with white suite, comprising high-level WC, wall-hung handwash basin. Tiled floor, part-tiled walls and a frosted casement window to the side.

LIVING ROOM

Feature open fireplace with wooden mantel and surround, tiled hearth, fitted adjustable book shelving to chimney breast recess and fitted storage cupboard. Picture rail, exposed and sealed floorboards, ceiling fan, double panelled radiator and sash window to the front.

KITCHEN / DINING ROOM

Dining area with picture rail, double panelled radiators, exposed and sealed floorboards, twin French doors leading out to garden, with windows either side, open archway through to kitchen. Kitchen is fitted with a range of storage cupboards to base and eye level, with roll-topped working surfaces with inset one and a half bowl, single drainer sink unit with mixer tap, ceiling fan. Plumbing and space for automatic washing machine, space for dishwasher, space for fridge and freezer, space for tumble dryer, Tapworks water softening system. Casement window to the rear, panelled and glazed door, leading to rear garden.

FIRST FLOOR LANDING

With leaded and frosted glass window to the side.

BEDROOM ONE

Picture rail, ceiling fan, radiator and casement window to the rear.

BEDROOM TWO

Cast iron fireplace, metal mantel and surround, tiled slips, picture rail, ceiling fan, double panelled radiator and a bay window to the front.

BEDROOM FOUR

With picture rail, ceiling fan, radiator, storage cupboard, housing gas-fire, combination boiler, providing domestic hot water to central heating system. Casement window to the rear.

BATHROOM

Fitted with a white heritage suite, tiled panelled bath, with separate shower unit and bath with drencher and handheld shower head, frosted, glazed shower screen, pedestal handwash basin, tiled walls and floor, heated towel rail radiator. Extractor fan and a frosted, casement window to the side.

SEPARATE TOILET

With low-level WC, part tiled walls, tiled floor, frosted casement window to the side.

LANDING CONTINUED

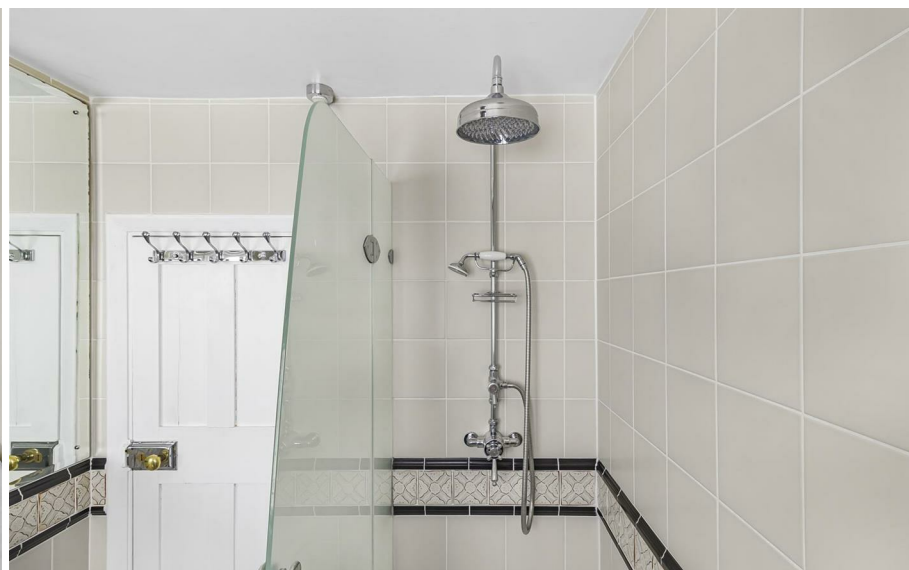
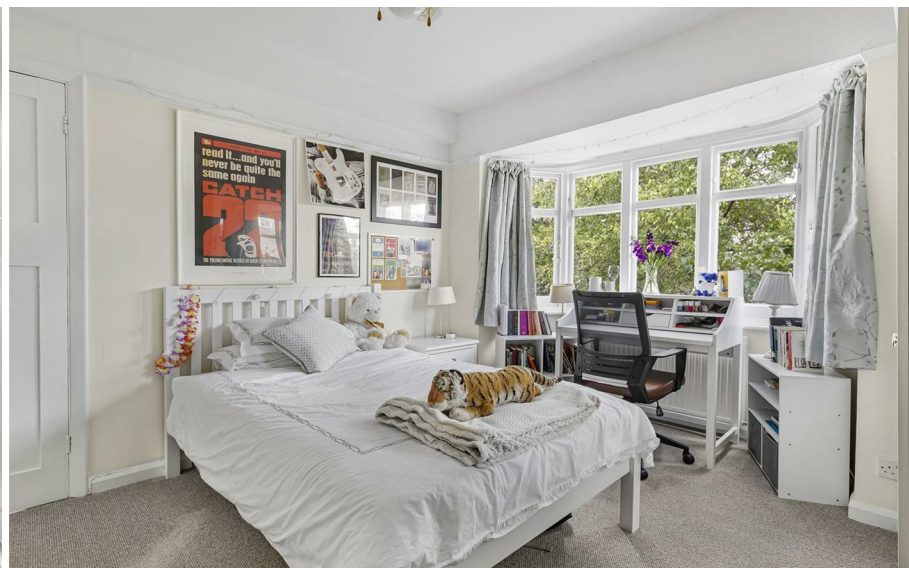
Panelled door with access from landing, fitted double wardrobe cupboard, radiator. Staircase to second floor with understairs storage cupboard and casement window to the front.

BEDROOM THREE

With eaves storage cupboards, electric storage heater, double-glazed, Velux windows to the front and rear.

OUTSIDE

Front garden with mature hedgerow and lawned area, with silver birch, flowering and shrub beds, gravelled driveway to the side. Gated access to the front, leading to the covered side passage, with bin and bike store. Rear garden with ornamental lawn, flowering and shrub beds, mature apple tree, paved patio area outside tap and lighting. The property benefits from vehicular and pedestrian access to the rear with small garage/shed with electricity and twin, timber doors to the front, corrugated roof and timber elevations, personal door to the side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

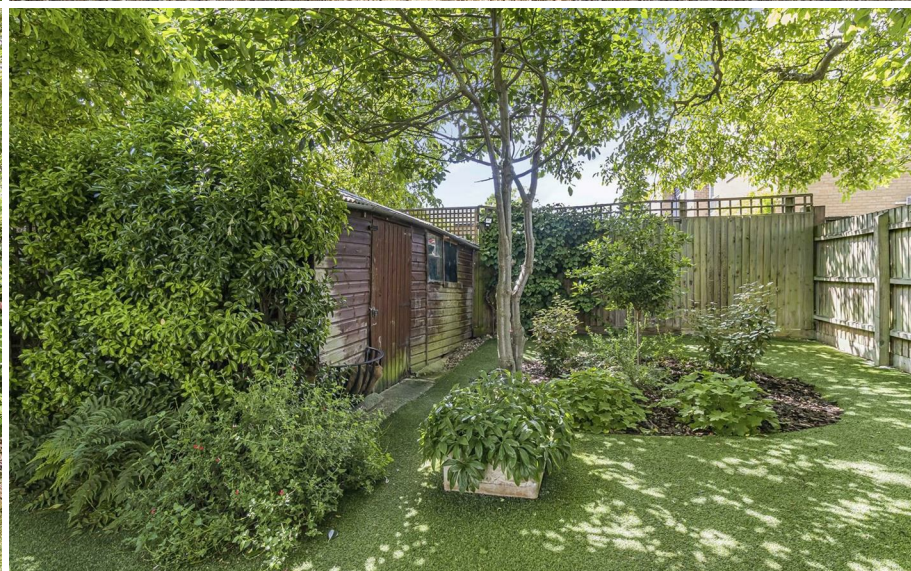
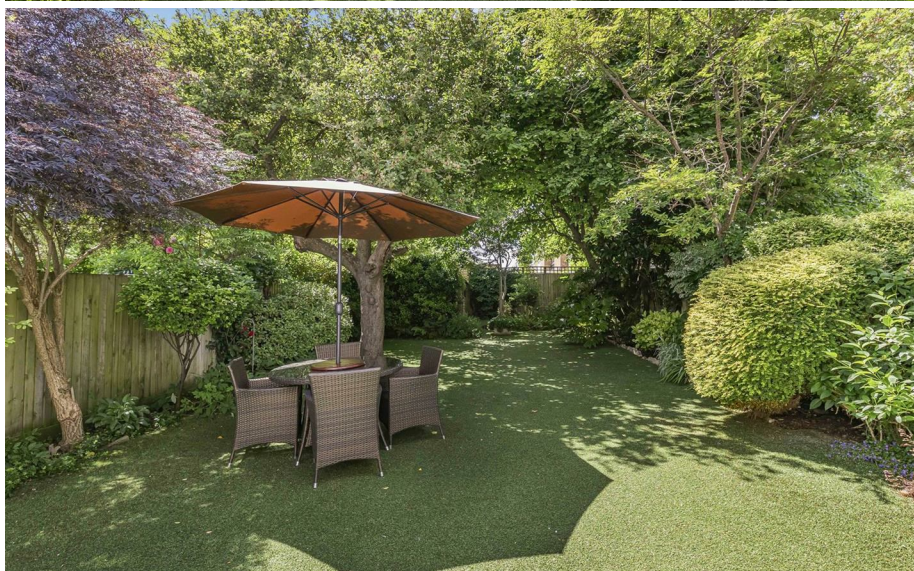
Guide Price £1,150,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge



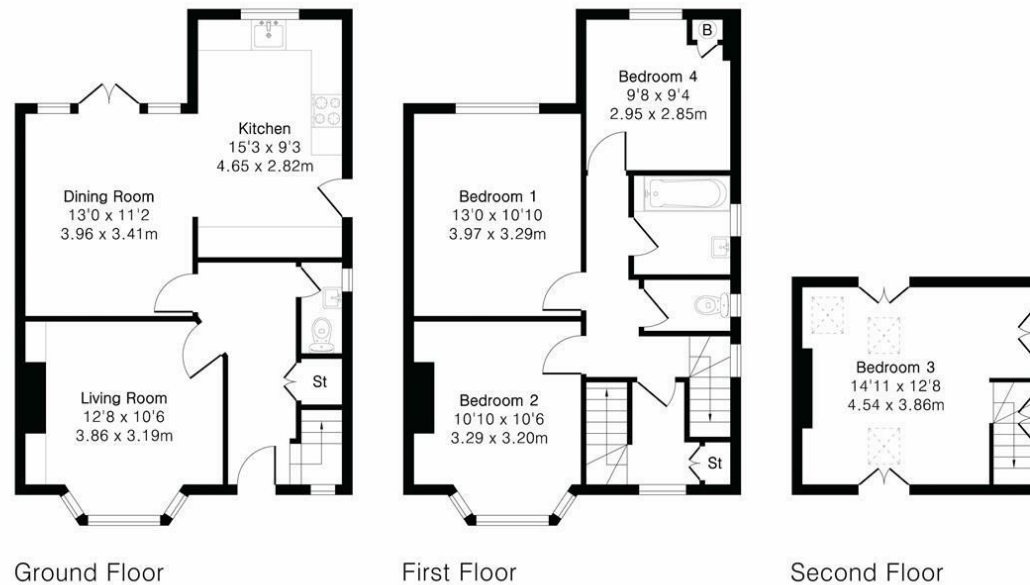


Approximate Gross Internal Area 1291 sq ft - 120 sq m

Ground Floor Area 551 sq ft – 51 sq m

First Floor Area 551 sq ft – 51 sq m

Second Floor Area 189 sq ft – 18 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.

CHEFFINS

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.



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