



Elsworth Place, Cambridge, CB2 8RG

CHEFFINS

Elsworth Place

Cambridge,
CB2 8RG

A stylish mid-terraced family home offering versatile accommodation and a low-maintenance rear garden, set within a quiet, established residential development just off Hills Road. The property enjoys excellent access to Cambridge Station, Addenbrooke's, the city centre, and a wide range of local amenities.

LOCATION

Elsworth Place is a quiet residential cul-de-sac situated just off Hills Road in southeast Cambridge, offering a peaceful setting within easy reach of the city's key amenities. The street benefits from excellent accessibility: Cambridge Railway Station is a short walk away, providing fast connections to London and regional destinations, and multiple bus routes run along Hills Road, enabling convenient travel across the city. The area is well served by local shops, cafes and services, including those clustered around Hills Road and the nearby leisure and retail developments at Cambridge Leisure Park. Educational institutions such as Hills Road Sixth Form College and Homerton College are close by, and Addenbrooke's Hospital and the Biomedical Campus are readily accessible via direct transport links. Elsworth Place combines residential tranquillity with strong connectivity and proximity to a broad range of urban amenities.

4 2 2

Guide Price £650,000





TIMBER ENTRANCE DOOR

with privacy glass, panel adjacent, leading into:

ENTRANCE HALLWAY

with stone tiled flooring, opening through into Dining Room as well as panelled doors leading into respective room.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled upstand, tiled surround, heated towel rail, wall mounted gas fired Combi boiler providing hot water and heating for the property, LED downlighters, stone tiled flooring, double glazed window fitted with privacy glass out onto front aspect.

STUDY/BEDROOM 4

with continuation of the flooring from entrance hall, inset LED downlighters, double glazed window to front aspect.

DINING ROOM

with continuation of flooring from the entrance hall, coved ceiling, full height radiator, stairs rising to first floor accommodation with understairs storage cupboard, double glazed window to front aspect, opening into respective rooms.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side with food waste disposal, integrated 4 ring Bosch induction hob with glazed splashback, concealed extractor hood above, integrated Bosch oven and microwave grill, integrated and concealed fridge/freezer and slimline dishwasher, stone tile flooring, full height radiator, inset LED downlighters, double glazed door and window leading out onto garden.

LIVING ROOM

coved ceiling, continuation of flooring from the entrance hall, full height radiator, set of double glazed bi-folding doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access, inset LED downlighters, timber panelled doors leading to respective rooms.

PRINCIPAL BEDROOM

with full height and full width of built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, full height radiator, double glazed window overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head, low level w.c. with concealed hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, tiled flooring, inset LED downlighters, extractor fan.

BEDROOM 2

with built-in wardrobes fitted with railings and shelving, full height radiator, double glazed window overlooking garden.

STUDY/BEDROOM 3

with full height set of built-in wardrobes fitted with railings and shelving, eaves storage, full height radiator, double glazed window to front aspect.

UTILITY ROOM

with stone effect rolltop work surface with tiled splashback, space and plumbing for washer/dryer, tiled flooring, wash hand basin with hot and cold mixer tap, tiled splashback, LED downlighters, shaver point, Velux skylight to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed hand flush, wash hand basin with hot and cold mixer tap, tiled surround, stone upstand, wall mounted mirror, heated towel rail, inset LED downlighters, built-in cupboard with fitted shelving, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass to front aspect.

OUTSIDE

To the rear of the property is an enclosed garden principally paved creating a low maintenance aspect and bordered by timber fencing. To the front the property is approached off Elsworth Place via a dropped kerb leading onto a gravelled driveway with parking for two vehicles and a block paved pathway leading to the front entrance door with wall mounted lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(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 £650,000

Tenure - Freehold

Council Tax Band - E

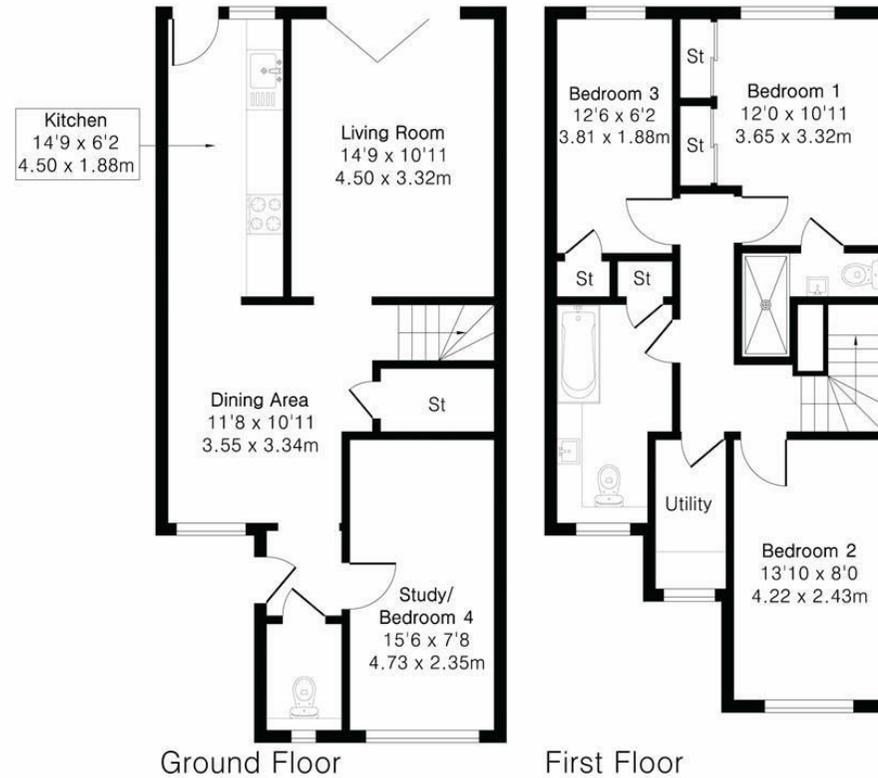
Local Authority - Cambridge City Council



Approximate Gross Internal Area 1173 sq ft - 109 sq m

Ground Floor Area 617 sq ft - 57 sq m

First Floor Area 556 sq ft - 52 sq m



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.

