



Malvern Road, Cambridge, CB1 9LD

**CHEFFINS**



## Malvern Road

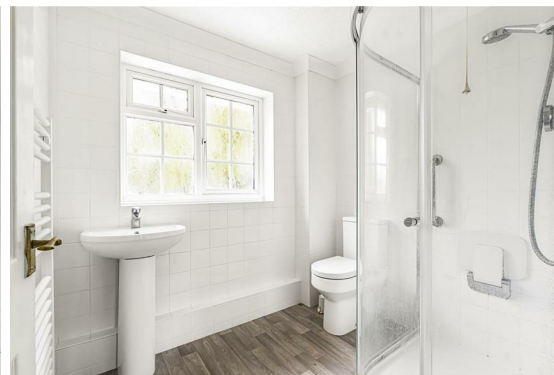
Cambridge,  
CB1 9LD

**\*\*Cash Buyers Only\*\*** An established end-of-terrace home offering well-proportioned accommodation, now requiring some light sympathetic updating. The property benefits from a private rear garden and an en bloc garage, and is set within a highly sought-after residential development. Conveniently located, it provides easy access to the wide range of amenities on Cherry Hinton High Street, the highly regarded Spinney Primary School, Cambridge Station, and other major commuter links. Offered with no onward chain.

3 1 2

**Guide Price £400,000**





## LOCATION

Malvern Road, Cherry Hinton, offers a quiet residential setting just minutes from Cambridge city centre. Ideally located for Addenbrooke's Hospital and ARM, it benefits from excellent local schools, nearby parks, and convenient transport links. A popular area for families and professionals seeking a balanced lifestyle with city accessibility.



## STORM PORCH

covering panelled glazed entrance door leading into:

## ENTRANCE HALL

with tiled flooring, stairs rising to first floor accommodation, double panelled radiator, coved ceiling, panelled door with picture light above leading through into:

## SITTING ROOM

with electric fireplace with stone surround, hearth and wooden mantel, double panelled radiator, understairs storage cupboard, coved ceiling, double glazed curved bay window out to front aspect, set of panelled glazed panelled doors leading through into:

## OPEN PLAN KITCHEN/DINING ROOM

Dining room with tiled flooring, radiator, coved ceiling, panelled glazed door and windows leading out onto Conservatory and opening through into Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with stone effect rolltop working surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, space for cooker with tiled splashback, extractor hood above, space for low level fridge and freezer,

space and plumbing for washing machine and dishwasher, tiled flooring, coved ceiling, inset LED downlighters, double glazed window overlooking garden.

## ON THE FIRST FLOOR

### LANDING

with loft access, panelled doors leading into respective rooms.

### BEDROOM 1

with coved ceiling, radiator, double glazed window to front aspect.

### BEDROOM 2

with coved ceiling, radiator, double glazed window overlooking garden.

### BEDROOM 3

with wood effect flooring, coved ceiling, storage cupboard housing wall mounted gas fired Combi boiler providing hot water and heating for the property, radiator, double glazed window to front aspect.

### SHOWER ROOM

comprising a three piece suite with large corner shower cubicle with wall mounted shower head accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel

rail, coved ceiling, double glazed window fitted with privacy glass out onto rear aspect.

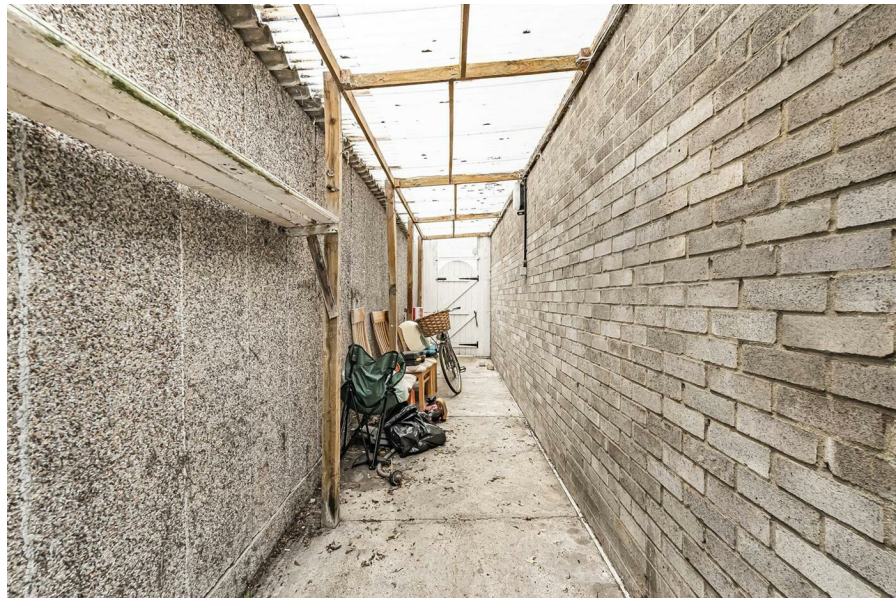
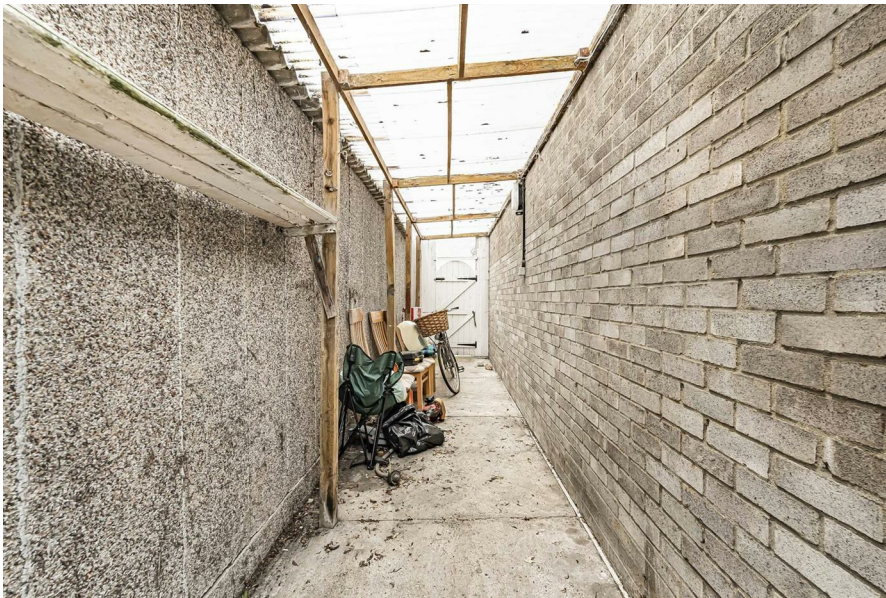
## OUTSIDE

To the front the property is approached off Malvern Road via a paved pathway leading to the front entrance door. The remainder of the garden is principally laid to lawn with some further bedding areas laid to gravel for parking. The property benefits from the en bloc garage as well as communal parking spaces around Malvern Road.


To the rear of the property is a well maintained private garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. Surrounding the lawned area is some well stocked bedding and a paved pathway provides access to the storage shed. The garden is enclosed by timber fencing to both the left hand side of the boundary and the rear and a rear access door into the en bloc GARAGE and to the side of the property is a covered access point principally paved leading round to a side access gate.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £400,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

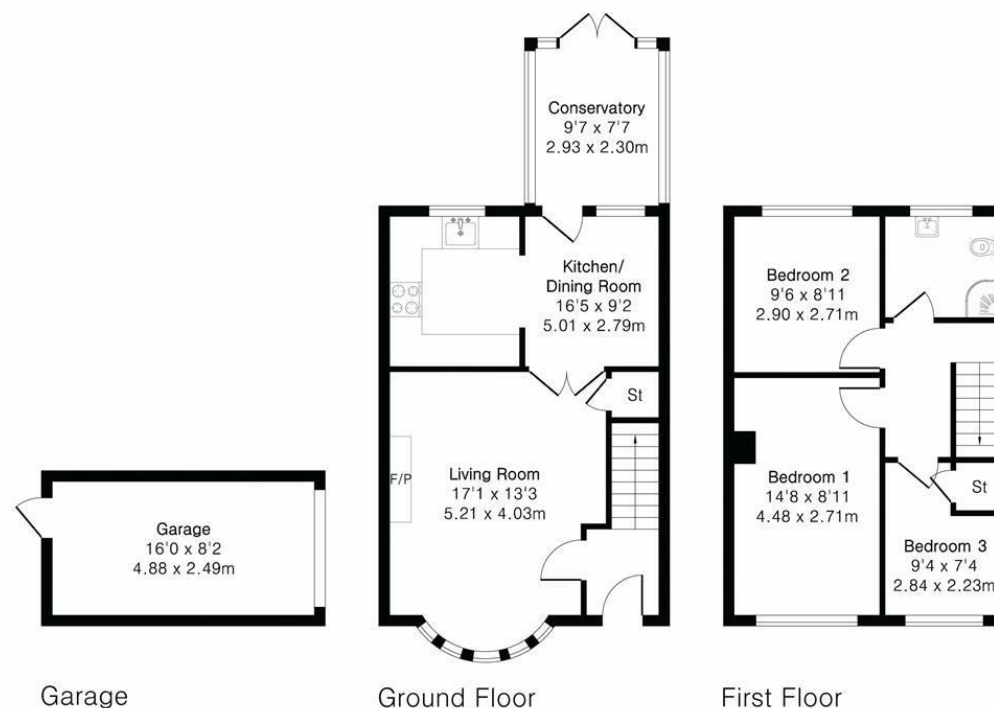
**Approximate Gross Internal Area 890 sq ft - 83 sq m**

**(Excluding Garage)**

Ground Floor Area 490 sq ft – 46 sq m

First Floor Area 400 sq ft – 37 sq m

Garage Area 131 sq ft – 12 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.

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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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