



Elsworth Place, Cambridge, CB2 8RG

CHEFFINS

Elsworth Place

Cambridge,
CB2 8RG

A well appointed and contemporary four bedroom home positioned in a central city location. The property enjoys bright and well proportioned living accommodation throughout, together with driveway parking and private rear garden. No onward chain.

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 4 3

Guide Price £795,000





FRONT DOOR

into:

ENTRANCE HALL

with tiled floor, stairs leading to first floor, doors to respective rooms.

LIVING ROOM

dual aspect, double glazed window to the front and side, windows to the front are bay style, built-in shutter blinds on both windows, feature window to the front aspect looking into hallway, door to:

STUDY/SNUG

with door leading directly into the garden, door to:

DOWNSTAIRS WC/UTILITY

tiled floor, wash basin, splashback tiles, low level w.c., space for washing machine, obscure windows to the rear aspect. Storage cupboard with tiled floor, space for dryer.

KITCHEN

with tiled floor, dual aspect windows to the rear and side, side door leading directly into the garden, range of base and eye level units, 4 ring gas hob with cooker above and oven beneath, splashbacks tiled above hob, space for freestanding fridge/freezer. Doors into:

DINING ROOM

with bay window to the front aspect, double glazed patio doors to the side aspect leading into the garden, door to:

DOWNSTAIRS SHOWER ROOM

with tiled floor, low level w.c., heated towel rail, wash basin with vanity cupboard space beneath, tiled walk-in shower with shower above, windows to the rear aspect.

ON THE FIRST FLOOR

LANDING

doors to respective rooms.

BEDROOM 1

with windows to the front aspect, built-in shutters. Door into:

ENSUITE

with low level w.c., tiled floor, tiled wall, ceramic wash basin with vanity cupboard space beneath, walk-in shower with shower above.

BEDROOM 2

with windows to the front aspect, built-in storage cupboard space into eaves.

BATHROOM

with panelled bath with shower above, part tiled wall, windows to the rear aspect, heated towel rail, low level w.c., eaves storage space, ceramic wash basin with vanity cupboard space beneath, splashback tiles.

BEDROOM 3

windows to the rear aspect overlooking garden.

BATHROOM

just off Bedroom 3, wash basin, tiled walls, heated towel rail, panelled bath with shower above, obscure windows to the side aspect.

BEDROOM 4

with windows to the front aspect with built-in shutter blinds.

OUTSIDE

To the front block paved driveway parking for two cars, workshop, gated side access to the right hand side.

To the rear U-shaped wrap-around garden which is entirely block paved, detached timber storage shed, mature tree.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

Guide Price £795,000

Tenure - Freehold

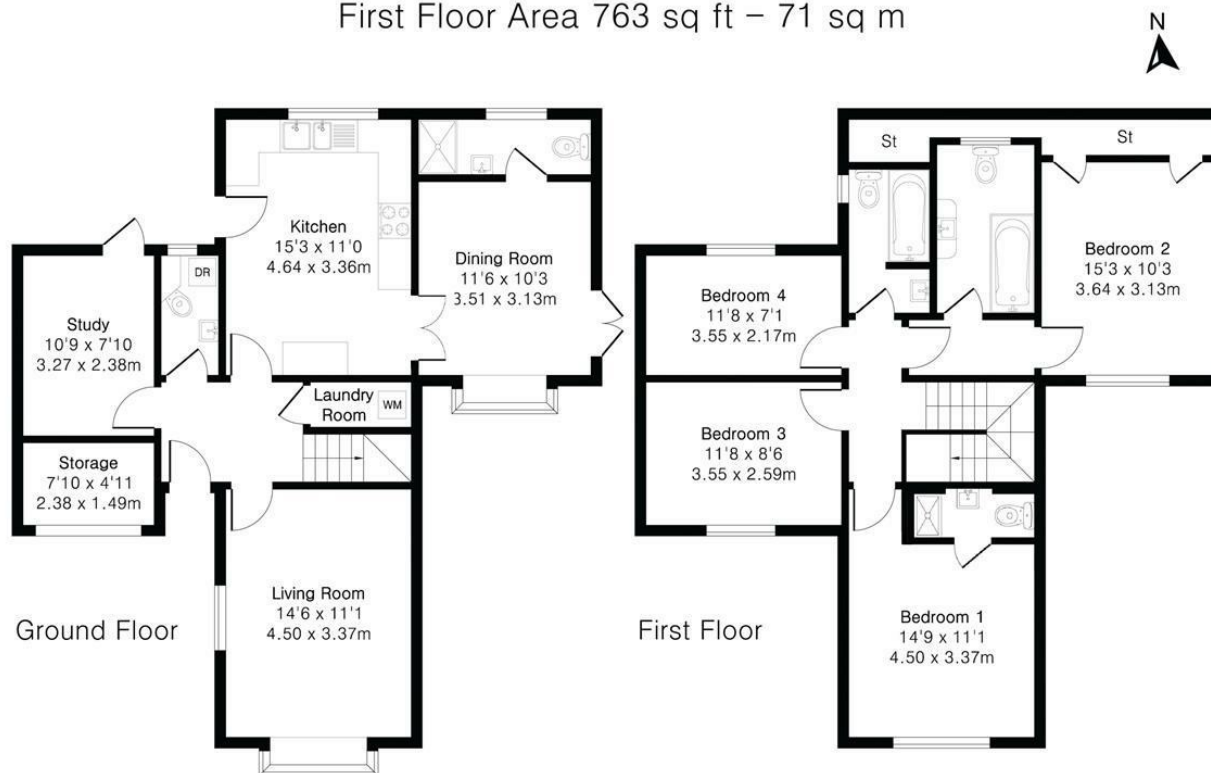
Council Tax Band - E

Local Authority - Cambridge City

Approximate Gross Internal Area 1533 sq ft - 143 sq m

Ground Floor Area 770 sq ft - 72 sq m

First Floor Area 763 sq ft - 71 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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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