



Marlowe Road, Cambridge, CB3 9JW

CHEFFINS

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Most attractive and immaculately presented bay-fronted Edwardian residence with well-proportioned and versatile accommodation arranged over three floors, also benefiting from a generous South-West facing rear garden with detached studio/store located within this desirable no-through-road, close to the heart of the Newnham village district of the city; so conveniently placed for a good range of local amenities as well as ease of access to the city centre, Lammas Land, Grantchester Meadows as well as major road links.

3 2 3

Guide Price £1,100,000





TIMBER PANELLED ENTRANCE DOOR

With frosted, double-glazed panes, with a double-glazed picture light above leading into

ENTRANCE HALLWAY

With moulded corning, decorative moulded archway and radiator. Staircase, with understairs storage cupboard, rising to First Floor. Exposed and sealed floorboards.

LIVING ROOM

Feature fireplace with log burning stove with slate, mantel hearth and surround. Pair of double-panelled radiators, double-glazed, part-frosted bay sash window to the front.

KITCHEN / DINING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with wooden working surfaces with butler-style sink unit with mixer tap. Fitted appliances, including electric double oven, six-ring gas hob with extractor fan above, space for fridge, space for freezer, space for dishwasher. Cupboard with space and plumbing for automatic washing machine and space for tumble dryer. Ceiling with inset downlighters, double-glazed, part-vaulted ceiling, a pair of radiators, double-glazed door to the rear and double-glazed window to the rear.

CLOAKROOM

Fitted with white suite, comprising low-level WC, hand wash basin, extractor fan, exposed and sealed floorboards.

FIRST FLOOR**LANDING**

Staircase rising to the second floor, natural timber

handrail, newel posts and spindles. Cupboard housing MegaFlow pressurized hot water cylinder. Radiator, exposed and sealed floorboards.

BEDROOM ONE

Cast-iron fireplace, fitted wardrobe cupboards to chimney breast recesses, double-panelled radiator, exposed and sealed floorboards, double-glazed, part-frosted sash bay window to the front.

ENSUITE SHOWER ROOM

Fitted with white suite, comprising tiled shower cubicle with glazed door, wall-hung hand wash basin and low-level WC, radiator, ceiling with inset downlighters, extractor fan, exposed and sealed floorboards.

BEDROOM THREE

Tall ceilings, cast-iron fireplace, double-panelled radiator, double-glazed sash window to the rear, overlooking the garden, and double-glazed casement window to the side.

BATHROOM

Fitted with white suite, comprising panelled bath with mixer/shower tap with tiling to surround and glazed, extending shower screen. Low-level WC and pedestal hand wash basin. Extensive tiling to walls. Radiator, double-glazed, part-frosted sash window to the rear.

SECOND FLOOR**LANDING**

Access to loft cupboard, exposed and sealed floorboards, double-glazed casement window to the rear.

BEDROOM TWO

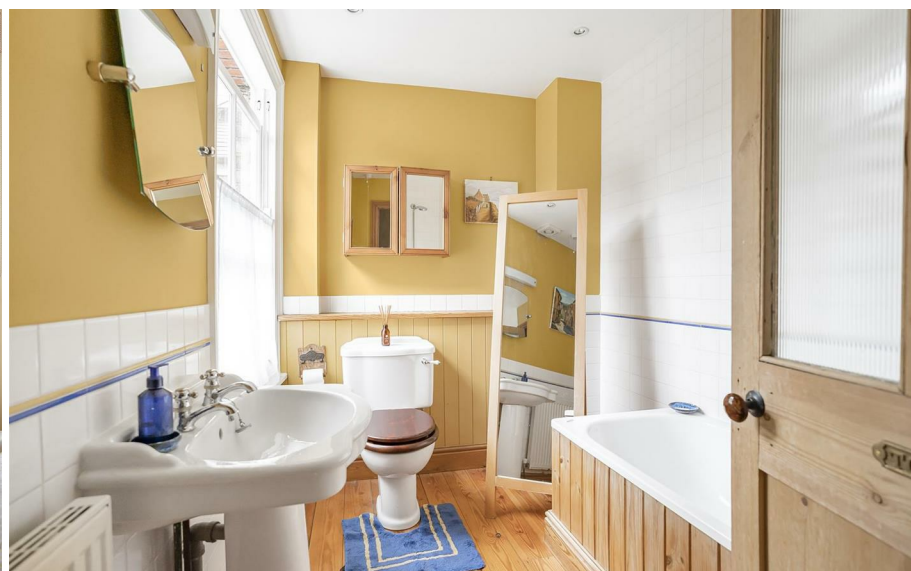
With storage cupboard, housing gas-fired boiler.

Double-panelled radiator, eaves storage cupboards, Double-glazed Velux rooflight, double-glazed casement window to the rear, ceiling with inset downlighters.

OUTSIDE

Paved front garden with outside light.

Rear garden of good size, thoughtfully landscaped with paved patio and pathways, flowering and shrub beds, enclosed by fencing. To the rear of the garden, there is a detached studio/storage shed, comprising storage shed with power and light and doors to front and rear, allowing rear pedestrian access to garden; studio area with double-glazed windows, stable door, power and light connected and electric heater.



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

Guide Price £1,100,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Cambridge





**Approximate Gross Internal Area 1220 sq ft - 113 sq m
(Excluding Outbuilding)**

Ground Floor Area 552 sq ft – 51 sq m

First Floor Area 469 sq ft – 44 sq m

Second Floor Area 199 sq ft – 18 sq m

Outbuilding Area 147 sq ft – 14 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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