

Kings Hedges Road, Cambridge, CB4 2PA

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Cambridge,
CB4 2PA

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Guide Price £325,000



A well presented three bedroom mid-terrace property extending to approximately 916sqft and arranged over two floors. The property further benefits from a generous front and rear garden and is located close to local amenities and transport links.

LOCATION

Kings Hedges Road is conveniently situated to the north of Cambridge, offering excellent access to the city centre, Cambridge North railway station and the A14 for wider road connections. The area is well served by a range of local shops, schools and everyday amenities, with regular public transport links providing straightforward access across the city. Cambridge Science Park and the Cambridge North employment hub are also within easy reach, making this a particularly convenient location for commuters and families alike.








UPVC DOUBLE GLAZED FRONT DOOR
leading into:

ENTRANCE HALL
carpeted, radiator, coat hanging hooks, downlight, stairs to first floor, access into various rooms including:

SITTING ROOM
carpeted, upvc double glazed bay style window overlooking front of the property, radiator, inset shelving, feature fireplace, downlight.

DINING ROOM
carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight, feature fireplace and shelving inset.

KITCHEN
with a range of floor and wall units with laminate worktop, integrated appliances include Bosch oven with 4 ring gas hob, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge/freezer, radiator, tile effect laminate flooring, understairs storage cupboard housing both fuse box and gas meters, dual aspect upvc double glazed windows overlooking both the side and rear of the property, upvc double glazed door leading out onto rear garden, boiler.

ON THE FIRST FLOOR

LANDING
carpeted, downlight, storage cupboard and further overhead storage, access into various rooms, including:

PRINCIPAL BEDROOM
carpeted, two upvc double glazed windows overlooking front of the property, radiator, downlight, feature fireplace.

BEDROOM 2
carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight, feature fireplace and built-in storage cupboard with further overhead storage above.

BEDROOM 3/STUDY
carpeted, radiator, upvc double glazed window overlooking rear of the property, downlight, feature fireplace.

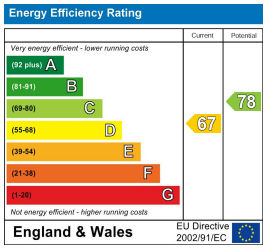
BATHROOM
three piece suite comprising of bath with shower over, low level w.c., wash hand basin, wood effect laminate flooring, part tiled walls, upvc double glazed frosted window overlooking side of the property, access into loft space, downlight, extractor fan.

OUTSIDE
The property is approached via pathway leading to front door. Front garden is predominantly laid to lawn and partially enclosed via hedging to one side and timber fencing to the other.

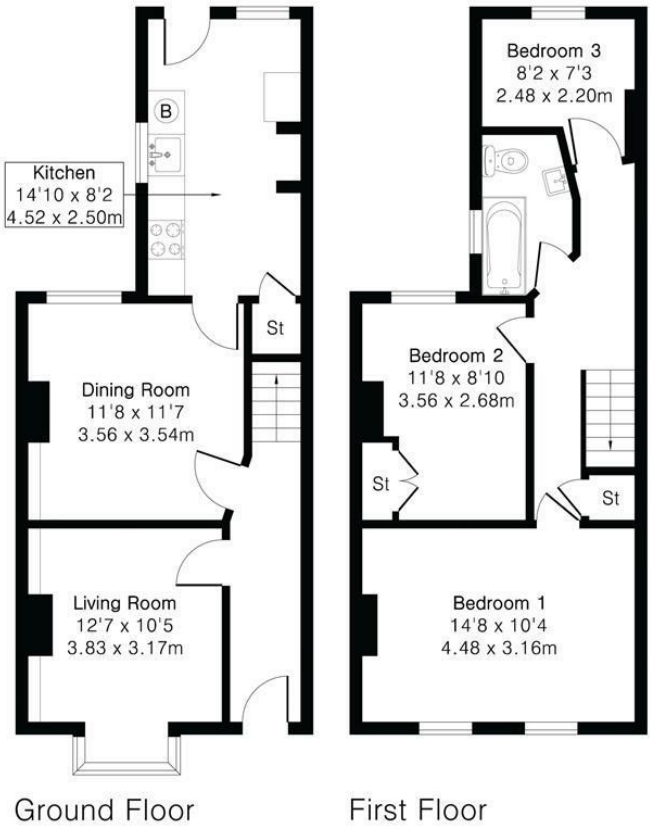
The rear garden is predominantly laid to lawn and fully enclosed via timber fencing, pathway leading down to the end of the garden with borders containing a variety of shrubs, timber, storage shed and access to the rear for bikes and bins.







Approximate Gross Internal Area 916 sq ft - 85 sq m
Ground Floor Area 463 sq ft – 43 sq m
First Floor Area 453 sq ft – 42 sq m



Guide Price £325,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge City Council

PINKPLAN

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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