



Devonshire Road, Cambridge, CB1 2BH

CHEFFINS

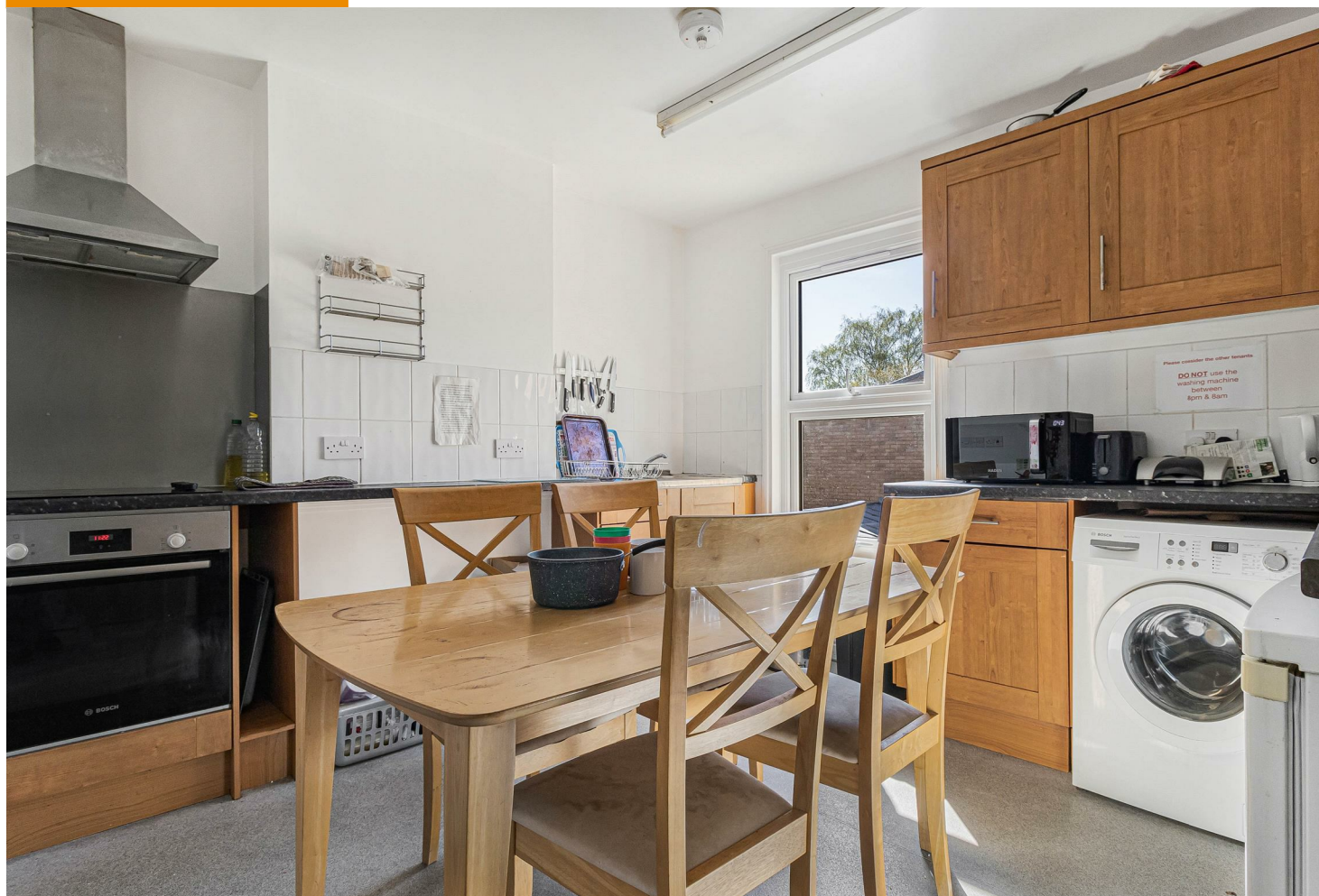
Devonshire Road

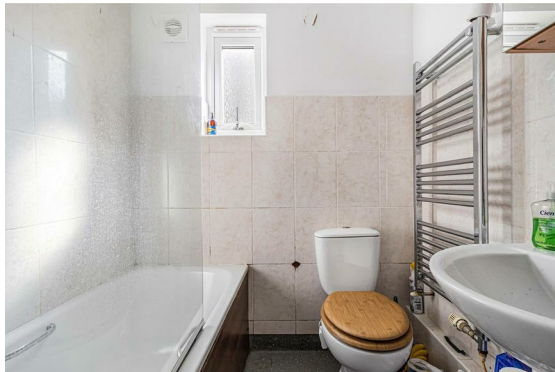
Cambridge,
CB1 2BH

Substantial and well proportioned bay fronted Victorian residence that has been converted to create a house in multiple occupancy with 6 letting rooms all with en suite facilities as well as communal kitchen/dining room together with enclosed garden and large store in a prime central city position so convenient for the train station and within easy reach of local amenities on Mill Road.

6 6 1

Guide Price £750,000





LOCATION

Devonshire Road is located just off Mill Road and enjoys independent shops, cafés, restaurants, and the popular Devonshire Arms pub right on the doorstep. The location is highly accessible, with Cambridge Railway Station only a 5-minute walk away, providing fast links to London and Stansted Airport. The historic city centre and Addenbrooke's Hospital are easily reachable on foot, by bike, or via regular bus services. On-road parking is available, and the area benefits from nearby green spaces and amenities.

SIX PANELLED TIMBER ENTRANCE DOOR

with glazed picture light above leading into:

ENTRANCE HALL

with staircase rising to the first floor, decorative moulded archway, moulded cornicing, radiator. Access to:

CELLAR

via stone steps with light.

ROOM 1

into bay plus recess, fitted desk, fitted wall storage cupboard, moulded cornicing, picture rail, double panelled radiator, double glazed bay window to the front. Fitted double wardrobe.

ENSUITE SHOWER ROOM

tiled shower cubicle with glazed sliding door, wall hung wash hand basin with mixer tap, low level w.c., heated towel rail/radiator, moulded cornicing, picture rail, ceiling with inset downlighters, extractor fan.

ROOM 2

fitted double wardrobe cupboard, double glazed window to the rear, double panelled radiator.

ENSUITE SHOWER ROOM

tiled shower cubicle with glazed sliding door, wall hung wash hand basin with mixer tap, low level dual flush w.c., heated towel rail/radiator, part tiled walls, extractor fan, ceiling with inset downlighters.

ROOM 3

Kitchenette with rolltop working surface, single drainer stainless steel sink unit with mixer taps, storage cupboard below, wall mounted storage cupboard, part tiled floor, double glazed sliding doors to the rear leading out to the garden, double panelled radiator, fitted wardrobe, double glazed window to the side.

ENSUITE BATHROOM

with white suite comprising bath with separate shower unit above, low level w.c., pedestal wash hand basin with mixer tap, part tiled walls, extractor fan, heated towel rail

ON THE FIRST FLOOR

LANDING

staircase rising to second floor, double glazed Velux rooflight.

ROOM 4

working surface with inset single drainer stainless steel sink unit with mixer tap, storage cupboard and drawers below, wall mounted storage cupboard, fitted wardrobe, radiator, double glazed window to the rear.

ENSUITE BATHROOM

fitted with white suite comprising bath with separate shower unit above, low level w.c., pedestal wash hand basin with mixer tap, part tiled walls, fitted mirror, double glazed Velux rooflight, extractor fan, heated towel rail.

KITCHEN/DINING ROOM

working surfaces with storage cupboards and drawers below and space for appliances, further wall mounted storage cabinets, fitted Bosch oven, four point ceramic hob with extractor cooker hood above, brushed stainless surround, radiator, double glazed window to the rear.

ROOM 5

working surface with storage cupboards below, wall mounted storage cupboard, space for fridge, inset single drainer stainless steel sink unit with mixer tap and tiling to splashbacks, fitted wardrobe cupboard, fitted cupboard housing hot water cylinder, a pair of double glazed windows to the front, radiator.

ENSUITE BATHROOM

white three piece suite comprising panelled bath with separate

shower unit above, low level dual flush w.c., wall hung wash hand basin and mixer tap, part tiled walls, heated towel rail/radiator, extractor fan.

ON THE SECOND FLOOR

LANDING

upvc double glazed window to the rear.

ROOM 6

working surfaces with inset single drainer sink unit with mixer tap, tiling to splashbacks, storage cupboards below, wall mounted storage cupboards, radiator, wardrobe cupboard, eaves storage cupboard, double glazed Velux window to front, upvc double glazed windows to the rear.

ENSUITE BATHROOM

three piece white suite comprising panelled bath with shower unit above and glazed shower screen, wall hung wash hand basin with mixer tap, low level dual flush w.c., tiled walls, double glazed Velux rooflight to front, extractor fan, heated towel rail/radiator.

OUTSIDE

Small front garden, private gated access to the side with pathway leading to the side and rear garden. Outside tap and light.

BOILER ROOM

housing gas fired boiler with garden/bicycle store.





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		81	71
EU Directive 2002/91/EC			

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Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

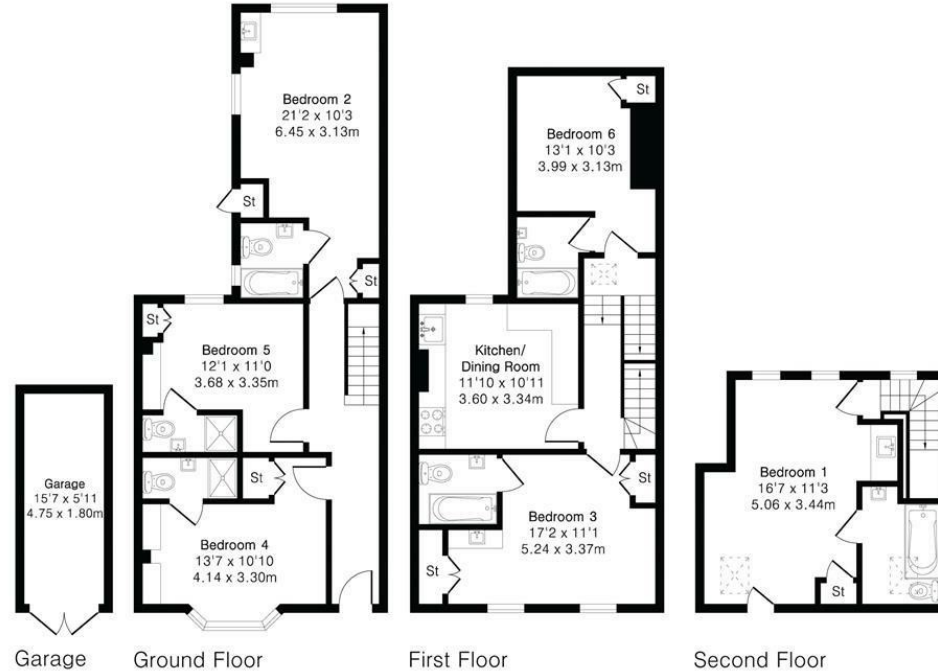
Approximate Gross Internal Area 1457 sq ft - 135 sq m (Excluding Garage)

Ground Floor Area 619 sq ft - 57 sq m

First Floor Area 563 sq ft - 52 sq m

Second Floor Area 275 sq ft - 26 sq m

Garage Area 92 sq ft - 9 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.



[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.