



CRIMINAL
DAMAGE

Cromwell Road, Cambridge, CB1 3EQ

CHEFFINS

Cromwell Road

Cambridge,
CB1 3EQ

- Bay Fronted Residence
- Three Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Large Garage With Electric Door
- Off Street Parking To The Front
- Loft Room

An established and cleverly extended mid-terraced residence, offering highly versatile accommodation across two floors with a further loft room, with a lengthy rear garden and occupying a most sought after and highly convenient location with an ease of access to the wealth of amenities in the city centre as well as Cambridge Station and other major commuter links.



Guide Price £495,000





STORM PORCH

with block paved step leading to:

FRONT ENTRANCE DOOR

which is a upvc part glazed door leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation, wood effect flooring, door through into:

OPEN PLAN LIVING/DINING ROOM

The living room with wood effect flooring, radiator, double glazed bay window to front aspect with the opposite side opening through into Dining Area with continuation of wood effect flooring from the Living Room, understairs storage cupboard accessed via a panelled timber door, coved ceilings, radiator, archway through into:

KITCHEN/BREAKFAST ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset one and a quarter bowl stainless steel sink mixer tap, drainer to side, tiled splashback, integrated 4 ring gas hob with concealed extractor hood above, tiled splashback and oven below, space for fridge/freezer, space and plumbing for dishwasher and washer/dryer, continuation of wood effect flooring from the Dining Room, radiator, barn style part glazed door leading

out onto garden, double glazed window adjacent to this and a panelled door providing access to the bathroom.

BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, wall mounted shower head with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted mirror, wall mounted cupboards with lighting feature over mirror, tiled flooring, radiator, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

ON THE FIRST FLOOR

LANDING

with stairs rising to the loft room and panelled doors providing access into respective rooms.

BEDROOM 1

with built-in wardrobes fitted into recess of chimney breast, radiator, double glazed bay window out onto front aspect.

BEDROOM 2

with radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed window overlooking garden.

LOFT ROOM

with radiator, Velux skylight with fitted blind.

OUTSIDE

To the front the property is approached off Cromwell Road via a dropped kerb leading onto a driveway with enough parking for two vehicles and fitted electric car charger.

To the rear of the property is a lengthy rear 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 externally, continuation of this patio area leads to a paved pathway which surrounds the area laid to lawn and this area is further enclosed by some raised bedding to one side and some well stocked bedding full of mature shrubs and trees. At the end of this pathway provides the access to the rear door of the garage. Exceptionally large and versatile GARAGE fitted with power and lighting and can also be accessed via the electric up and over door to the rear alleyway with parking for one vehicle providing exceptionally large storage space for further miscellaneous items or workshop.





Approximate Gross Internal Area 934 sq ft – 87 sq m
 Ground Floor Area 518 sq ft – 48 sq m
 First Floor Area 307 sq ft – 29 sq m
 Second Floor Area 109 sq ft – 10 sq m
 Garage Area 397 sq ft – 37 sq m



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs (92 plus) A | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | 70 |
| England & Wales | EU Directive 2002/91/EC |

Guide Price £495,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.