



Stulpfield Road, Grantchester, CB3 9NL

CHEFFINS

Stulpsfield Road

Grantchester,
CB3 9NL

An established semi-detached residence requiring sympathetic improvement and modernisation, situated in a peaceful cul-de-sac within one of Cambridge's most sought-after necklace villages, benefiting from close proximity to a wealth of local amenities and offered with no onward chain.

LOCATION

Stulpsfield Road is nestled within the picturesque and historic village of Grantchester, renowned for its charming thatched cottages, meandering River Cam, and idyllic countryside walks. The village is home to the famous Grantchester Meadows, a popular spot for leisurely strolls and punting, as well as the renowned Orchard Tea Garden, a quintessentially English venue steeped in literary history. Grantchester offers a selection of traditional pubs, including The Red Lion and The Rupert Brooke, providing excellent dining options. Despite its tranquil rural setting, the village is just 2 miles from Cambridge city centre, with easy access via car, bicycle, or a scenic riverside walk. Cambridge Station is also within reach, offering direct rail services to London King's Cross in approximately 50 minutes, making this a highly desirable location for those seeking a balance between countryside charm and city convenience.



Guide Price £395,000





COVERED STORM PORCH

covering the panelled entrance door leading through into:

ENTRANCE HALL

with stairs rising to first floor accommodation, radiator, double glazed window fitted with privacy glass out onto side aspect and doors leading into respective rooms.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface, inset stainless steel sink with separate hot and cold taps and drainer to side, space and plumbing for dishwasher, washer/dryer, base mounted oil fired boiler providing hot water and heating for the property, space for cooker with extractor hood above, double panelled radiator, coved ceiling, understairs storage cupboard. pantry store with fitted shelving, double glazed window to both side and rear aspect, door leading through into:

REAR ENTRANCE LOBBY

with coved ceiling, inset footwell and panelled glazed door fitted with privacy glass leading out to garden.

CLOAKROOM

comprising of a low level w.c. with hand flush, coved ceiling, lighting.

SITTING ROOM

with electric fireplace with tiled surround, tiled mantel and hearth, radiator, double glazed windows to both front and rear aspect.

ON THE FIRST FLOOR

LANDING

with radiator, double glazed window overlooking garden, timber doors providing access into respective rooms.

BEDROOM 1

with radiator, double glazed windows to both front and rear aspect.

BEDROOM 2

with loft access, built-in wardrobe fitted with railings and shelving, further overstairs storage cupboard housing hot water cylinder and fitted timber shelving, radiator, double glazed window overlooking front aspect.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric Powershower and accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, radiator, extractor fan, double glazed windows fitted with privacy glass overlooking garden.

OUTSIDE

To the front the property is approached off Stulpfield Road via a concrete pathway leading to steps up to the front entrance door. The front garden is principally laid to lawn.

To the rear of the property is a lengthy garden principally laid to lawn with a paved patio area led directly off the rear part of the property. There is a centrally positioned brick built outbuilding one with coal shed and another store fitted with power and lighting, the remainder of the garden has a handful of beds and centrally located is an oil tank. To the side is a part walled area with timber access gate leading out onto Stulpfield Road.



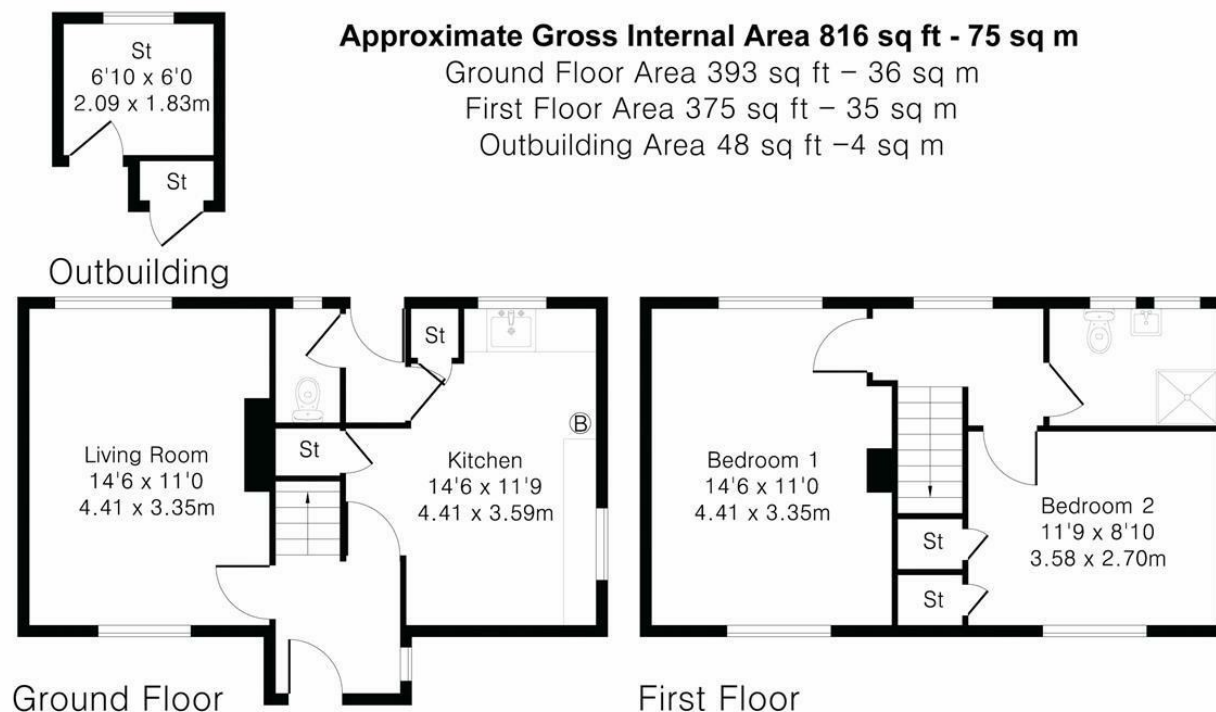
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £395,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridge



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

