



Marshall Road, Cambridge, CB1 7TY

CHEFFINS

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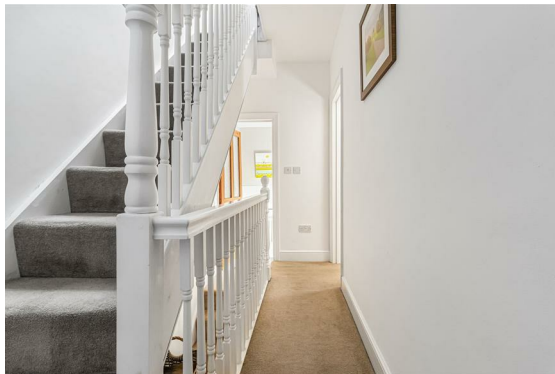
- Bay-Fronted Victorian Home
- Mid-Terraced
- Three Bedrooms
- Three Reception Rooms
- Principle Bedroom With En Suite Shower Room
- Low Maintenance Rear Garden With Well Built Garden Shed
- Quiet Residential Area
- Double Glazing Throughout

A particularly handsome bay-fronted Victorian residence, thoughtfully and sympathetically improved to provide stylish, well-proportioned accommodation arranged over three floors. The property features an attractive garden room and a top-floor principal bedroom suite, complemented by a low-maintenance rear garden. Ideally positioned within this highly sought-after residential area of South Cambridge, the home enjoys convenient access to a wide range of local amenities, the city centre, Cambridge Station, and Addenbrooke's Hospital.

3 2 2

Guide Price £725,000





LOCATION

Marshall Road is a popular residential street located just off Hills Road, one of Cambridge's most highly regarded and well-connected areas. The location offers excellent access to a wide range of local amenities, including independent shops, cafés, and services along Hills Road, as well as nearby Mill Road. Cambridge Station is within easy reach, providing fast and frequent rail services to London and beyond, while the city centre can be accessed conveniently on foot, by bicycle, or via regular bus routes. The property is also ideally placed for Addenbrooke's Hospital and the Biomedical Campus, with straightforward access to major road networks, making it an excellent location for commuters and professionals alike.

PANELLED GLAZED ENTRANCE DOOR

with picture light above with lead lined stained glass in both door and picture light leading into:

ENTRANCE HALL

with exposed timber flooring, moulded cornicing, stairs rising to first floor accommodation, painted corbels, moulded archway and timber panelled doors leading through into respective rooms.

DINING ROOM

with exposed timber flooring, wood burning stove with painted wooden mantelpiece, tiled hearth, double glazed sash window to rear aspect, panelled door leading through into kitchen with set of panelled glazed double doors leading through into:

SITTING ROOM

with moulded cornicing, exposed timber flooring, open fireplace with brick surround, painted wooden mantel and tiled hearth, radiator, double glazed bay window to front aspect.

KITCHEN

comprises a collection of contemporary wall and base mounted storage cupboards and drawers fitted with a soft closing feature with a treated timber work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Neff gas hob with tiled splashback adjacent to this is an integrated Neff double oven, space for fridge/freezer, washing machine and an integrated Zanussi dishwasher, set of folding doors leading through to understairs storage cupboard currently being used as a pantry and housing the gas meter, wall hung LED downlighters, double glazed windows to side aspect, tiled flooring, wall mounted radiator and panelled glazed door leading through into:

GARDEN ROOM

with vaulted ceiling, tiled flooring, wall mounted underfloor

heating control, Velux skylights, double glazed window to side aspect, and set of panelled glazed bi-folding doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

with stairs rising to second floor accommodation, timber panelled doors leading through into respective rooms.

BEDROOM 2

with cast iron feature fireplace, radiator, double glazed sash window to front aspect.

BEDROOM 3

with cast iron feature fireplace, radiator, double glazed sash window to rear aspect.

FAMILY BATHROOM

comprising a four piece suite with standalone bath, hot and cold mixer bath tap with shower head attachment, shower cubicle with wall mounted shower head and a glazed shower screen, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted shaver point, wall mirrored cupboard, heated towel rail, radiator, engineered oak flooring, airing cupboard housing Vaillant gas fired combi boiler providing hot water and heating for the property, double glazed sash windows to both side and rear aspect.

ON THE SECOND FLOOR

with skylight, inset LED downlighter, panelled door leading through into:

PRINCIPAL BEDROOM SUITE

with electric radiator, inset LED downlighters, eaves storage cupboards, Velux skylight with fitted blinds, set of double glazed French doors opening inwards to a Juliet balcony, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with corner shower cubicle with wall mounted shower head accessed via glazed sliding door, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled surround, wall mounted mirror with lighting feature, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the rear of the property is a private garden principally paved with a patio area led directly off the breakfast room and turning round the corner leads to the block paved side return with plenty of space for outside storage units, outside tap and power point. On one side of the boundary is a raised bed full of mature shrubs and trees and to the very rear is a large timber storage shed/workshop and a further timber storage structure and between these two is the rear access gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £725,000

Tenure - Freehold

Council Tax Band - D

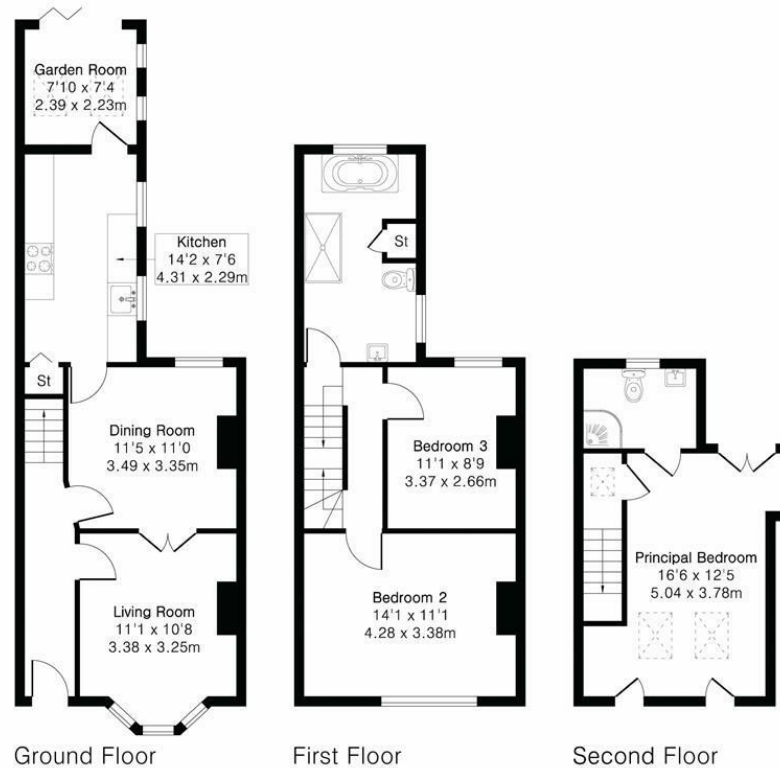
Local Authority - Cambridge City Council

Approximate Gross Internal Area 1194 sq ft - 111 sq m

Ground Floor Area 507 sq ft - 47 sq m

First Floor Area 433 sq ft - 40 sq m

Second Floor Area 254 sq ft - 24 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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