



Hartington Grove, Cambridge, CB1 7UB

CHEFFINS

Hartington Grove

Cambridge,
CB1 7UB

- Three Bedrooms
- Semi-Detached Property
- Front Sitting Room
- Separate Dining Room
- Separate Kitchen
- Three Well-Proportioned Bedrooms
- Bathroom
- Generous Rear Garden
- Significant Scope For Extension And Improvement
- Favoured Southern Side Of Cambridge

Occupying a particularly appealing position on the favoured southern side of Cambridge, this three-bedroom semi-detached property offers an exciting opportunity for those seeking a home with considerable scope for improvement and enlargement. Believed to date from the pre-war period, the property retains a good degree of traditional character and offers well-proportioned accommodation, whilst the generous rear garden and existing footprint provide significant potential to create a truly impressive family home, subject to the necessary planning consents.

3 1 2

Guide Price £600,000





LOCATION

Hartington Grove is situated in a highly regarded residential area on the southern side of Cambridge, well placed for access to the city centre, Cambridge railway station and the wide range of amenities found along nearby Hills Road and Cherry Hinton Road. The property is particularly well positioned for commuters, with the M11, A11 and A14 all readily accessible, whilst the Cambridge Biomedical Campus and Addenbrooke's Hospital are also within easy reach. The surrounding area is well established and popular with families, with excellent schools, green spaces and recreational facilities close by.

ENTRANCE HALL

Panel glazed entrance door leading through into the entrance hall, with stairs rising to first floor accommodation, useful under stairs storage cupboard fitted with power and lighting, radiator, double glazed window fitted with privacy glass overlooking the side aspect, and panelled doors leading into the respective rooms.

SITTING ROOM

Featuring a double glazed bay window overlooking the front aspect, radiator, and gas fireplace with tiled surround, hearth and mantle.

KITCHEN

Fitted with a range of wall and base mounted storage cupboards and drawers with wood effect roll top work surfaces over, incorporating an inset stainless steel sink with hot and cold mixer tap and drainer to the side. Tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine, space and connection for cooker, tiled effect flooring, and wall mounted Worcester gas fired combination boiler providing hot water and heating to the property. Double glazed windows overlook the rear and side aspects, together with a double glazed door providing access to the side.

DINING ROOM

Featuring picture rails, gas fireplace with tiled surround, hearth and mantle, radiator, wall mounted

lighting, and double glazed windows and door overlooking and providing access onto the rear garden.

FIRST FLOOR

LANDING

With loft access, double glazed window fitted with privacy glass overlooking the side aspect, and panelled doors leading into the respective rooms.

BEDROOM ONE

Featuring a range of built in wardrobes, cupboards and drawers, radiator, picture rails, and double glazed bay window overlooking the front aspect.

BEDROOM TWO

Featuring cast iron fireplace with painted mantle and tiled hearth, radiator, picture rails, and double glazed window overlooking the rear garden.

BEDROOM THREE

With radiator and double glazed window overlooking the rear garden.

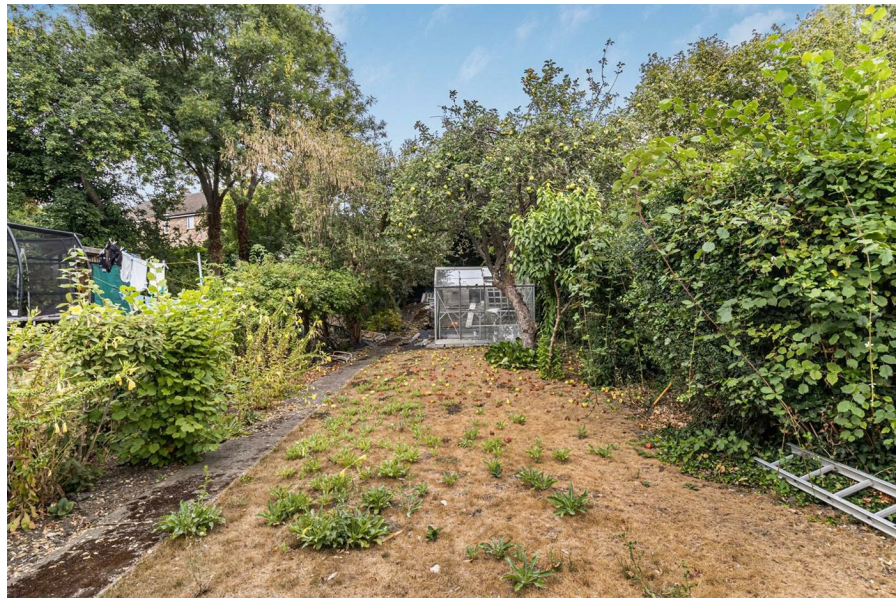
FAMILY BATHROOM

Comprising a three piece suite including panel bath with hot and cold mixer tap and shower head attachment, low level WC with concealed dual flush, and separate shower enclosure with hot and cold mixer controls. Tiled surrounds, heated towel rail, tiled flooring, inset LED downlighters, electric heater,

and former gas boiler which has been disconnected. Double glazed window fitted with privacy glass overlooking the front aspect.

OUTSIDE

The property is approached from Hartington Grove via a pedestrian gate, with wrought iron gates leading to the front pathway. The front garden is principally laid to lawn and enclosed by a low level brick wall. To the rear is an extensive and particularly well established garden, principally laid to lawn, with a paved patio area immediately adjoining the rear of the property and well stocked borders. A paved and concrete pathway extends through the garden and along the left hand side, providing access to a timber potting shed and the further areas of the garden. The right hand side of the garden is principally laid to lawn and features a wealth of established shrubbery together with a mature apple tree. The pathway continues towards the rear of the garden, with an opening leading through to a greenhouse, raised beds, further sheds and additional apple trees. The garden extends into a particularly secluded area at the far end, providing an excellent degree of privacy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	55	71
EU Directive 2002/91/EC		

Guide Price £600,000

Tenure - Freehold

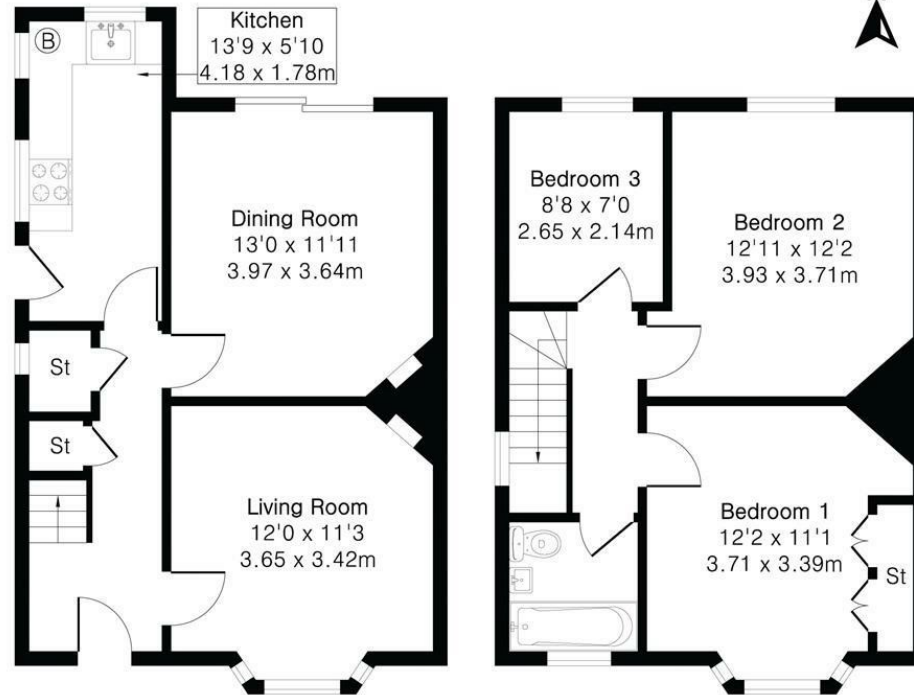
Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 950 sq ft - 88 sq m

Ground Floor Area 488 sq ft - 45 sq m

First Floor Area 462 sq ft - 43 sq m



Ground Floor

First Floor



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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