



Elm Street, Cambridge, CB1 1EJ

CHEFFINS

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Thoughtfully presented and recently updated, this charming early Victorian terraced residence occupies a most desirable central city location, greatly benefitting from a gravel driveway, front and enclosed rear gardens, as well as a living room with a log burner and a spacious kitchen/dining room. The property also offers two double bedrooms, a first floor bathroom, and a ground floor cloakroom.

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Guide Price £600,000





LOCATION

Elm Street is a highly convenient and well-connected residential location situated in the heart of Cambridge, just moments from the historic city centre and an excellent range of local amenities. The area provides superb accessibility to Cambridge Railway Station, making it ideal for commuters travelling to London King's Cross and Liverpool Street, whilst Addenbrooke's Hospital, the Biomedical Campus and several of the city's leading independent schools are also within easy reach. Residents benefit from a wide selection of nearby shops, cafés, restaurants and leisure facilities, together with pleasant green spaces including Parker's Piece and Christ's Pieces. The property is also well placed for access to the M11, A14 and Cambridge's extensive cycle and public transport networks, offering excellent connectivity throughout the city and beyond.

PANELLED TIMBER ENTRANCE DOOR

opens into the:

LIVING ROOM

which features a ceiling with inset downlighters, a cast iron log-burning stove, and a fitted cupboard in the chimney breast recess. A double panelled radiator and a newly double glazed multi-paned sash window face the front.

HALLWAY

a staircase rises to the first floor beneath a full vaulted ceiling, with a double glazed Velux roof light, a painted handrail, and a newel post with glazed panels.

CLOAKROOM

fitted with a white suite, comprising a hand wash basin with tiled splashbacks, a mixer tap, and a storage cupboard below, along with a low-level dual flush WC, inset downlighters, and an extractor fan.

KITCHEN/DINING ROOM

generously sized, with a range of storage cupboards at both base and eye level, square-edged working surfaces, and tiled splashbacks. It is fitted with a Neff electric fan oven, a four-ring induction hob with extractor fan, a concealed dishwasher, and a fitted fridge/freezer. The room also features inset downlighters, an architectural radiator, understairs storage, and bi-fold French doors leading to a courtyard garden.

BEDROOM 1

cast iron stove with a gas-fired real flame effect fire, radiator wardrobe recess with shelving and a newly double glazed multi-paned sash window to the front. There is access to the loft space.

BEDROOM 2

a double radiator and a casement window. Wardrobe recess with hanging rail and shelving.

OUTSIDE

Externally, the property is approached via a gravel driveway with flowering and shrub beds, a picket fence, and a paved pathway to the front door. There is a gravel seating area, ideal for alfresco dining. There is a parking space for one car. The rear garden is enclosed by walls and fencing with gated access, well stocked with flowering shrubs, and principally paved with brick built garden shed.



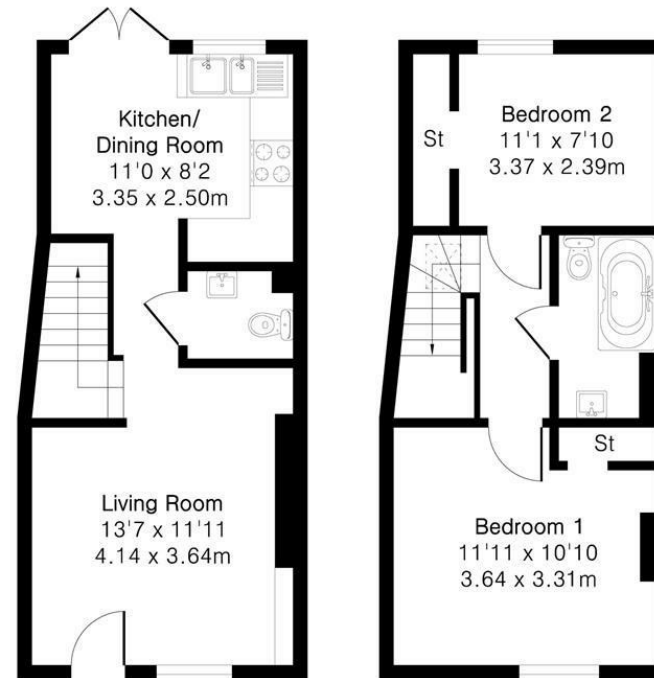




Approximate Gross Internal Area 644 sq ft - 60 sq m

Ground Floor Area 322 sq ft – 30 sq m

First Floor Area 322 sq ft – 30 sq m



Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	76

EU Directive 2002/91/EC

England & Wales

Guide Price £600,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



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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