



Cyprus Road, Cambridge, CB1 3QA

**CHEFFINS**



## Cyprus Road

Cambridge,  
CB1 3QA

A beautifully presented Victorian terraced home, offering stylish and characterful accommodation arranged across three floors, benefitting from a private rear garden and versatile outbuilding, situated within this highly regarded and convenient Cambridge location.

3 1 2

**Guide Price £650,000**







## LOCATION

Cyprus Road is a highly regarded residential setting positioned within the heart of the ever popular Romsey Town district, one of Cambridge's most vibrant and characterful city locations. The area is exceptionally well placed for access to a wealth of local amenities including independent cafés, restaurants, public houses and everyday shopping facilities along Mill Road, together with a number of highly regarded schooling options for most age groups. The property is conveniently situated for Cambridge Railway Station, providing regular services to London King's Cross and Liverpool Street, together with the nearby Biomedical Campus, Addenbrooke's Hospital and the city centre, all of which can be reached by bicycle or on foot. The area is also well served by a number of nearby green spaces, cycle routes and public transport links, making it particularly popular with professionals, families and commuters alike. For those needing to travel further afield, the property offers straightforward access to the A14, M11 and Cambridge South Station, due to open in 2026, further enhancing connectivity across the city and beyond.

## PANELLED GLAZED ENTRANCE DOOR

with double glazed picture light above, leading through into:

## ENTRANCE HALL

With wood effect flooring, radiator, coved ceilings, decorative corbels above archway, stairs rising to the first floor accommodation, and panel doors with picture lights leading to respective rooms.

## DINING ROOM

With coved ceilings, continuation of the wood effect flooring from the entrance hall, understairs storage cupboards, one housing the electricity meter, radiator, double glazed sash window overlooking the rear garden, and opening through into:

## SITTING ROOM

A beautifully presented reception room benefitting from a cast iron feature fireplace with tiled surround and hearth, built in storage cupboards within the recesses of the chimney breast together with fitted shelving and painted timber shelving above. Opening through into the dining room, double panel radiator, and double glazed sash window to the front aspect.

## KITCHEN

Comprising a collection of traditional style wall and base mounted storage cupboards and drawers fitted with soft closing features beneath treated timber worksurfaces with inset porcelain Butler style sink with hot and cold mixer tap and drainer to either side. Integrated appliances include a four ring Neff gas hob with tiled splashback and extractor hood above, Bosch oven below, concealed fridge freezer and dishwasher. Further

cupboard housing the wall mounted gas fired combi boiler providing heating and hot water for the property together with space and plumbing for a washer dryer. Tiled flooring, inset LED downlighters, double glazed windows to both the side and rear aspects, and panel glazed door leading out onto the rear garden.

## FIRST FLOOR LANDING

With wood effect flooring, stairs rising to the second floor accommodation with understairs storage cupboard, airing cupboard, coved ceilings, and panel doors leading to respective rooms.

## BEDROOM 1

With wood effect flooring, part vaulted ceilings, open storage area fitted with hanging rails and shelving, radiator, and double glazed windows to both the side and rear aspects.

## BEDROOM 2

With wood effect flooring, radiator and double glazed window overlooking garden.

## BEDROOM 3

With wood effect flooring, radiator, and double glazed sash window to the front aspect.

## FAMILY BATHROOM

Comprising a three piece suite with combined shower and bath featuring ceiling mounted shower attachment, separate hot and cold bath taps, glazed shower screen, low level WC with dual hand flush, hand wash basin with hot and cold mixer tap and tiled surround. Tiled flooring, heated towel rail, inset LED downlighters, extractor fan and double glazed privacy window to the front aspect.

## SECOND FLOOR LOFT ROOM

With wood effect flooring, radiator, wall mounted lighting, eaves storage space, and double glazed window overlooking the rear garden.

## OUTSIDE

To the rear of the property is a relatively private garden principally laid to lawn with a paved patio area positioned directly off the rear of the property, providing an excellent space to relax and entertain. The patio extends around to the side return with access gate leading to a covered walkway. The lawned garden is bordered by low level raised flower beds stocked with mature shrubs and flowering plants, whilst a paved pathway leads to the rear of the garden where there is a further raised seating area positioned in front of a timber outbuilding comprising both a storage shed and versatile potting shed/home office space.

To the front, the property is approached off Cyprus Road via a pedestrian pathway leading to the front entrance door.



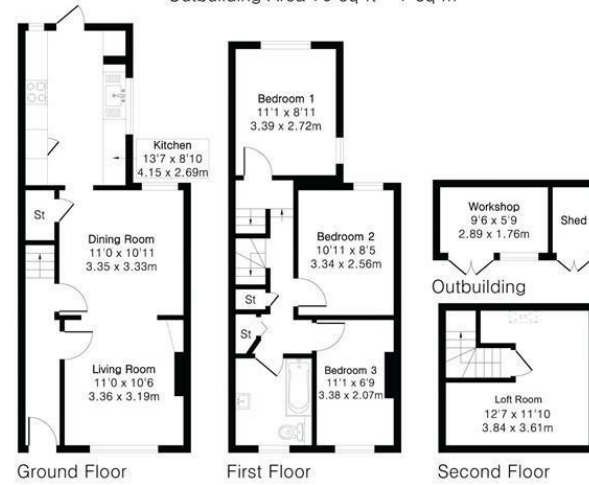






Approximate Gross Internal Area 999 sq ft - 93 sq m  
(Excluding Outbuilding)

Ground Floor Area 436 sq ft - 41 sq m  
First Floor Area 422 sq ft - 39 sq m  
Second Floor Area 149 sq ft - 14 sq m  
Outbuilding Area 79 sq ft - 7 sq m



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (62 plus) A                                 |         |           |
| (51-61) B                                   |         |           |
| (39-50) C                                   |         |           |
| (29-38) D                                   |         |           |
| (19-28) E                                   |         |           |
| (11-18) F                                   |         |           |
| (1-10) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £650,000

Tenure - Freehold

Council Tax Band - C

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.

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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.