



City Road, Cambridge, CB1 1DP

CHEFFINS

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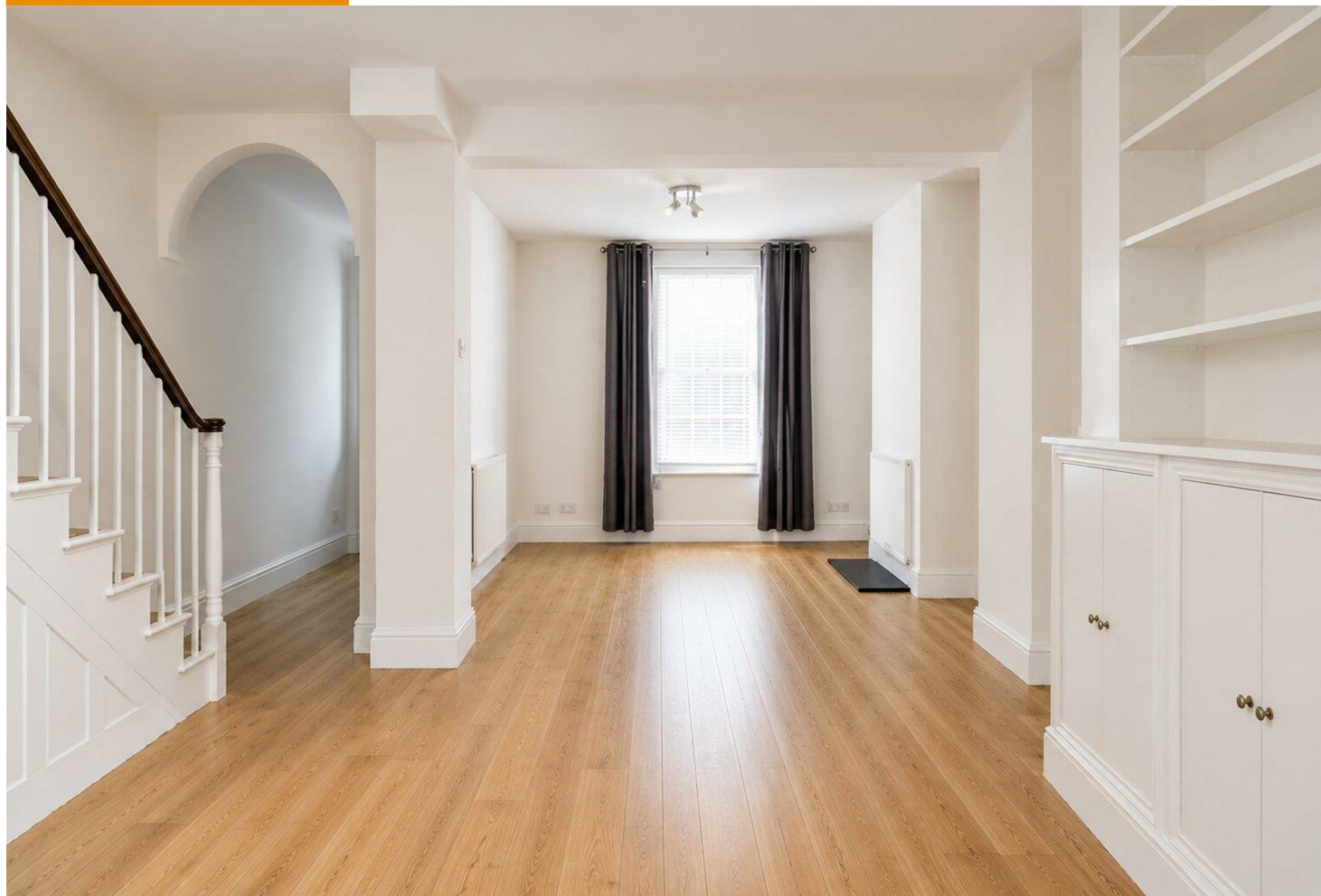
An attractive Victorian terraced residence offering well proportioned accommodation arranged over two floors together with an enclosed courtyard garden, occupying a highly convenient position within the heart of the city. The property is offered for sale with the benefit of no onward chain.

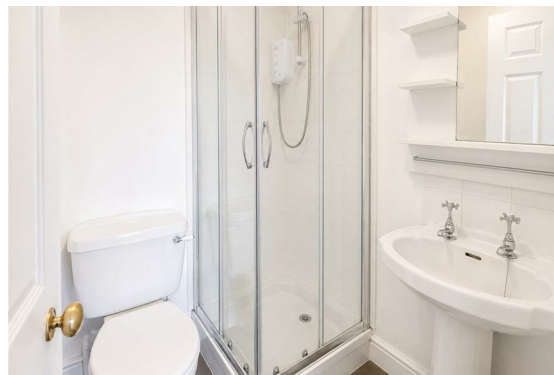
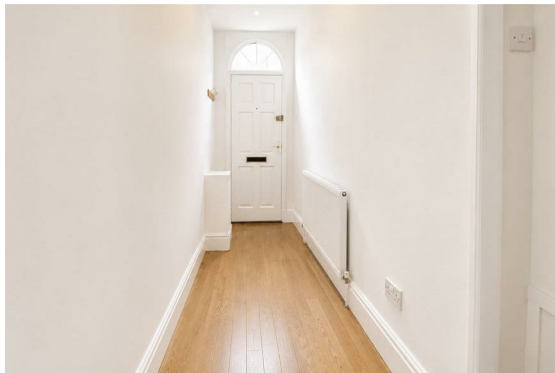
LOCATION

City Road forms part of the highly regarded Kite district, one of Cambridge's most established and convenient residential areas. Ideally positioned just east of the historic city centre, the location provides excellent access to a wide range of amenities including the Grafton Centre, Beehive Centre and the independent shops, cafés, restaurants and artisan food outlets found along Burleigh Street and Fitzroy Street. A Waitrose supermarket is also within easy walking distance. The area is particularly popular with city professionals, academics and investors due to its proximity to many of Cambridge University's colleges and departments, Anglia Ruskin University and Cambridge's principal employment hubs. Parker's Piece, Christ's Pieces, Midsummer Common and the River Cam are all close by, providing extensive green open spaces and recreational opportunities. Cambridge railway station, offering regular services to London King's Cross and Liverpool Street, is readily accessible by bicycle or on foot, whilst the city's historic centre, cultural attractions and extensive shopping facilities are all within easy reach.

3 2 2

Guide Price £595,000





PART GLAZED ENTRANCE DOOR

with fanlight above leading to:

ENTRANCE HALL

With staircase rising to the first floor, radiator, oak strip flooring and opening through to:

OPEN PLAN SITTING/DINING ROOM

A spacious open plan reception room comprising:

SITTING ROOM

With sash window to the front aspect, chimney breast with fitted shelving to either side, radiator, ceiling spotlights and oak strip flooring.

DINING AREA

With fitted shelving and storage cupboards, radiator, useful understairs storage cupboard with lighting, ceiling spotlights, oak strip flooring and attractive glazed door with matching overlight incorporating coloured and leaded glass panels leading through to:

KITCHEN/BREAKFAST ROOM

A light and airy room benefitting from a glazed door and window overlooking the rear garden together with a vaulted section incorporating a glazed lantern roof. Fitted with an extensive range of wall and base mounted units with work surfaces and tiled splashbacks, incorporating a one and a quarter bowl stainless steel sink and drainer. Fitted appliances include a gas cooker with extractor canopy above together with washing machine, dishwasher and freestanding fridge freezer. Wall mounted Worcester gas fired condensing boiler, radiator, recessed ceiling lighting and ceramic tiled flooring.

FIRST FLOOR

LANDING

Split level landing with loft access, airing cupboard housing the hot water cylinder and doors leading to:

BEDROOM ONE

A spacious principal bedroom with two sash windows to the front elevation, fitted wardrobes and storage cupboards to one wall, radiator and door leading to:

EN-SUITE SHOWER ROOM

Comprising fully tiled shower enclosure with Triton shower unit, wash hand basin with tiled splashback, mirrored cabinet with light and shaver point above, WC, radiator and extractor fan.

BEDROOM TWO

With sash window overlooking the rear garden and radiator.

BEDROOM THREE

With sash window to the rear aspect and radiator.

BATHROOM

Fitted with a panelled bath with mixer tap and shower attachment, glazed shower screen and tiled surround, wash hand basin with tiled splashback, WC, radiator and shaver point.

GARDEN

To the rear of the property is an enclosed courtyard garden measuring approximately 7.07m x 3.16m (23'2" x 10'4"). The garden is predominantly paved and enclosed by a combination of brick wall and fenced boundaries. There are raised planted borders, outside lighting, external water supply and a timber garden shed.

Permit parking is available via Cambridge City Council. Prospective purchasers are advised to make their own enquiries regarding availability and eligibility.

AGENTS NOTE

The current marketing photos were taken prior to the current tenants occupation.



Approximate Gross Internal Area 984 sq ft - 91 sq m

Ground Floor Area 526 sq ft – 49 sq m

First Floor Area 458 sq ft – 42 sq m

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	68	87	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



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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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