



Cherry Hinton Road, Cambridge, CB1 7BS

CHEFFINS

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Bay fronted Victorian terraced home with well proportioned accommodation arranged over two floors including refurbished kitchen and bathrooms together with front and generous rear garden with parking area to the rear located within this convenient and sought after location on the favoured southern side of the city.

2 2 2

Guide Price £525,000





SIX PANELLED ENTRANCE DOOR
into:

ENTRANCE HALL

with moulded corning, archway, staircase rising to the first floor with natural timber handrail, painted newel post and spindles with understairs storage cupboard, radiator.

LIVING ROOM

moulded corning, feature open fireplace, decorative tiled slips, tiled hearth, marble mantel and surround, radiator, upvc double glazed bay window to the front.

DINING ROOM

fitted cupboard with hanging rail to chimney breast recess, further fitted storage cupboard, radiator, upvc double glazed window to the rear.

KITCHEN

fitted with a good range of storage cupboards and drawers with rolled top working surfaces with tiling to splashbacks, inset one and a half bowl single drainer sink unit with mixer tap, fitted electric double oven, 4 ring electric hob with a glazed splashback and extractor hood above, ceiling with inset downlighters, wall mounted Ideal gas fired boiler providing domestic hot water and central heating system, space for fridge/freezer, plumbing and space for automatic washing machine, tiled floor, radiator, upvc double glazed windows to the side and rear, panelled and double glazed door leading to outside.

CLOAKS/SHOWER ROOM

with white three piece suite comprising low level dual flush w.c., wash hand basin, tiled shower cubicle with glazed door, towel rail/radiator, tiled floor, ceiling with inset downlighters, upvc double glazed window to the side.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

access to loft space, fitted cupboard with hanging rail and shelving, radiator.

BEDROOM 1

Victorian style fireplace, fitted wardrobe to chimney breast recess, radiator and a pair of double glazed windows to the front.

BEDROOM 2

Victorian cast iron fireplace, wardrobe cupboard to chimney breast recess, radiator, upvc double glazed window to the rear.

BATHROOM

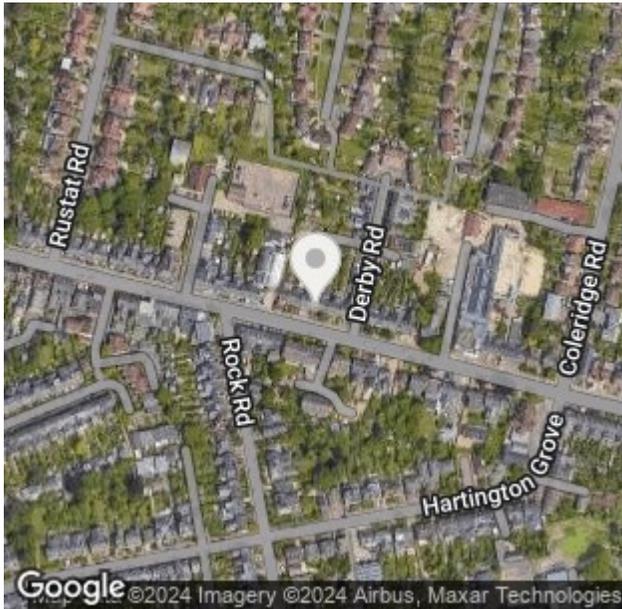
fitted with white four piece suite with panelled bath with tiling to splashbacks, tiled shower cubicle with glazed sliding door, low level dual flush w.c., pedestal wash hand basin, fitted double storage cupboard with shelving, radiator, upvc double glazed and frosted window to the rear, extractor fan, ceiling with inset downlighters.

OUTSIDE

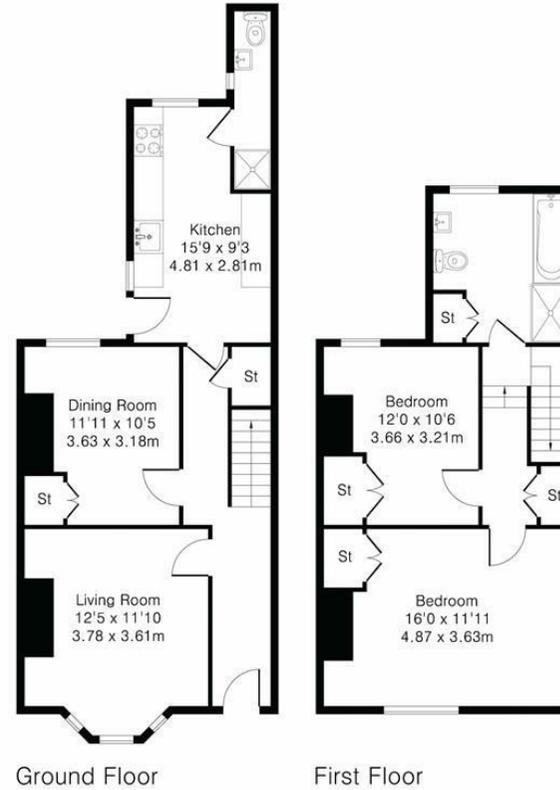
Dwarf brick wall, lawned area and paved pathway leading to front door.

Long rear garden principally laid to lawn with pathway, paved patio and side pathway, gated access to the rear with double width parking space with rear vehicular access.





Approximate Gross Internal Area 1065 sq ft – 99 sq m
 Ground Floor Area 572 sq ft – 53 sq m
 First Floor Area 493 sq ft – 46 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £525,000

Tenure – Freehold

Council Tax Band – D

Local Authority – Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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