



Cockburn Street, Cambridge, CB1 3NB

**CHEFFINS**



## Cockburn Street

Cambridge,  
CB1 3NB

The sympathetically improved Victorian townhouse provides versatile and well proportioned accommodation with attractive features and also has the benefit of delightful enclosed rear gardens.

### LOCATION

The property occupies an outstanding and most convenient position in this sought after and well regarded street in the popular Romsey district just off Mill Road and is within easy reach of a vast range of local amenities and so well placed for access to the city centre and main line railway station.

3 1 1

**Guide Price £495,000**





## FRONT DOOR

to:

## OPEN PLAN LIVING/DINING ROOM

with feature fireplace (not in use), fitted shelving to recess, double glazed sash style windows to front aspect, wooden floorboards, stairs rising to first floor with storage cupboard beneath with fitted shelving, double glazed door to rear garden and doorway to:

## KITCHEN

fitted kitchen with wall and base level units, work tops, sink with double glazed window above to side aspect, oven, gas hob with extractor above, fridge freezer, dishwasher, tiled floor and doorway to:

## INNER HALL/UTILITY

with fitted wall unit, washing machine, tiled floor, door to side of property and door to:

## BATHROOM

with shower over bath with glass shower screen, toilet, wash basin with vanity unit below, wall mounted

mirror, double glazed window to rear aspect, tiled walls and tiled floor.

## STAIRS/LANDING

bedrooms 1 & 2 are accessed off the landing.

## BEDROOM 1

with feature fireplace (not in use) and 2 sash style double glazed windows to front aspect.

## BEDROOM 2

with mirror fronted built in wardrobes, double glazed window to rear aspect and door to:

## DRESSING ROOM/BEDROOM 3

with fitted shelving and window to rear aspect.

## REAR GARDEN

predominantly laid to lawn with a variety of shrub borders, paved pathway and garden shed.

## AGENTS NOTE

Please note, the photos were taken prior to the current tenancy.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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 £495,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

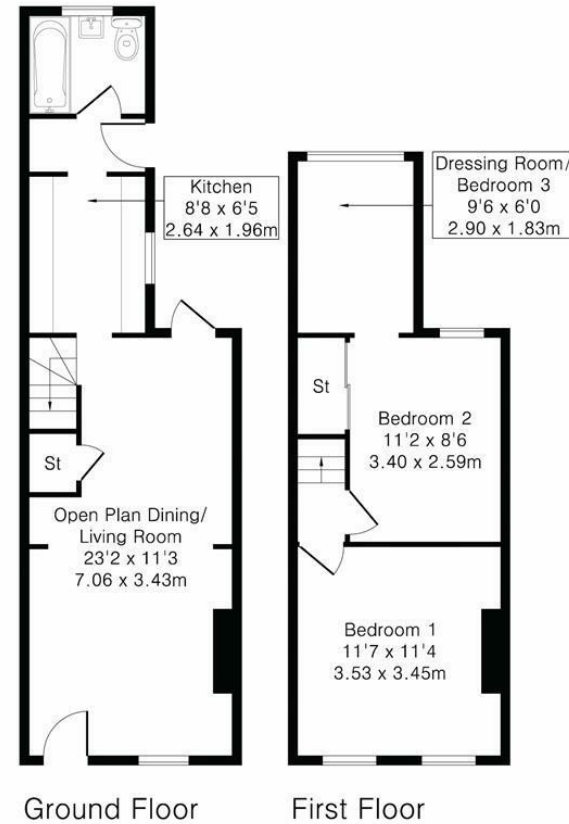


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**Approximate Gross Internal Area 699 sq ft - 65 sq m**

Ground Floor Area 375 sq ft - 35 sq m

First Floor Area 324 sq ft - 30 sq m



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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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