



Cavendish Road, Cambridge, CB1 3AE

CHEFFINS

Cavendish Road

Cambridge,
CB1 3AE

- Chain Free
- Mid-Terraced Victorian Home
- Recently Updated Bay-Window
- Open Plan Living/Dining Room
- Two Bedrooms
- First Floor Bathroom
- Low Maintenance Rear Garden
- Excellent Location In Romsey

An established and well presented Victorian mid-terraced home, with an open plan living/dining room, two bedrooms alongside a low maintenance rear garden, located ideally to access the wealth of wonderful amenities Mill Road has to offer as well as wider access to the city centre and Cambridge Station. Offered with no onward chain.

2 1 2

Guide Price £425,000





LOCATION

Cavendish Road is a sought-after residential street situated in the heart of Romsey Town, conveniently positioned just off Mill Road and within easy reach of its extensive range of independent shops, cafés, restaurants, pubs and everyday amenities. The property is particularly well placed for the local facilities whilst being sufficiently set back from the busier parts of Mill Road. Cambridge city centre is approximately 1 mile away, offering an extensive range of shopping, cultural and recreational facilities, whilst Cambridge railway station is approximately 0.7 miles distant and provides fast and regular services to London. The Addenbrooke's Hospital and Cambridge Biomedical Campus are also readily accessible at approximately 2 miles from the property. The surrounding area is well served by local schooling, with St Philip's CofE Primary School, St Matthew's Primary School and Ridgfield Primary School all within the wider neighbourhood. There are also excellent recreational facilities nearby, including Coleridge Recreation Ground and Cambridge Leisure Park. The area is particularly popular with those seeking convenient access to the city centre, railway station and wider range of amenities whilst retaining the character and community feel associated with Romsey Town.

PANELLED FRONT ENTRANCE DOOR

with picture light above leading directly into the open-plan sitting/dining room.

SITTING ROOM

The sitting area features a former fireplace providing an attractive focal point to the room, together with a radiator and recently updated double-glazed curved bay window overlooking the front aspect. Centrally positioned within the room, the staircase rises to the first-floor accommodation, with access beneath leading through to the dining area.

DINING ROOM

The dining area features a former fireplace with tiled hearth and wooden mantel, radiator and double-glazed window overlooking the rear garden, together with an opening through to the kitchen.

KITCHEN

The kitchen is fitted with a collection of wall and base-mounted storage cupboards and drawers, incorporating a stone-effect roll-top work surface with inset stainless steel sink, hot and cold mixer tap and drainer to side. Integrated appliances include a four-ring electric hob with extractor above and oven below, with space and

plumbing provided for both dishwasher and washing machine. Tiled splashbacks, wood-effect flooring and a wall-mounted gas-fired combination boiler provide the finishing touches, with double-glazed windows to both side and rear aspects and a panel-glazed door leading out onto the side return.

FIRST FLOOR LANDING

Exposed timber flooring, loft hatch and doors leading through to the respective rooms.

PRINCIPAL BEDROOM

The principal bedroom features painted timber flooring, a built-in wardrobe fitted within the recess of the chimney breast, radiator, coved ceiling and double-glazed curved bay window overlooking the front aspect.

BEDROOM TWO

Exposed timber flooring, exposed brick former fireplace with tiled hearth and wooden mantel, built-in storage cupboard positioned over the staircase, radiator and built-in desk, together with a double-glazed window overlooking the rear garden.

BATHROOM

Fitted with a four-piece suite comprising panel bath with hot and cold mixer tap and shower head attachment,

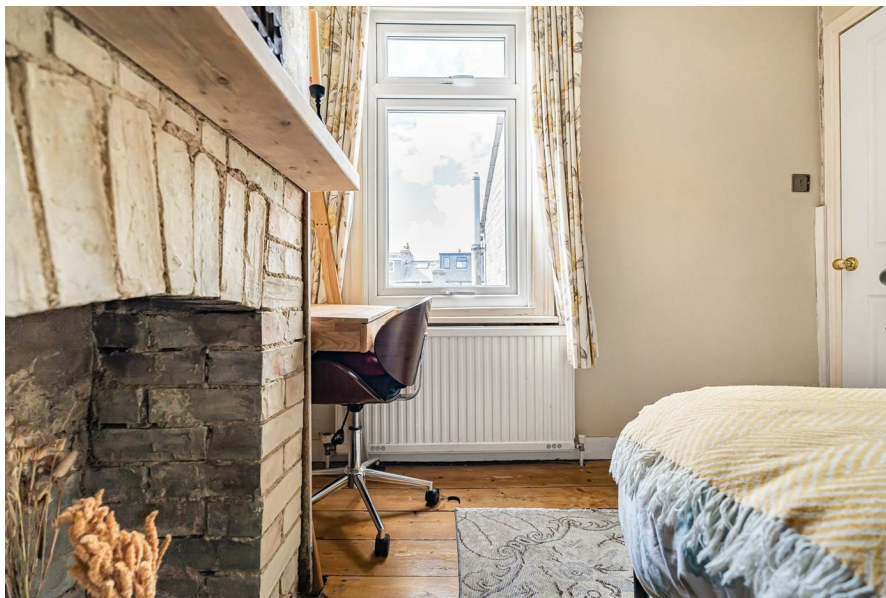
separate shower cubicle with wall-mounted shower and glazed shower door, low-level WC with hand flush and wash hand basin with hot and cold mixer tap and tiled splashback. Further features include a heated towel rail, extractor fan, lighting and double-glazed window overlooking the rear garden.

OUTSIDE

To the front, the property is approached from Cavendish Road via a pedestrian pathway leading to the front entrance door, with the front garden enclosed by timber fencing and laid to gravel.

To the rear of the property is a low-maintenance garden, initially paved adjoining the rear of the property before leading onto an area laid to gravel. The garden is enclosed by timber fencing and benefits from a right of access over the neighbouring garden for access.







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

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

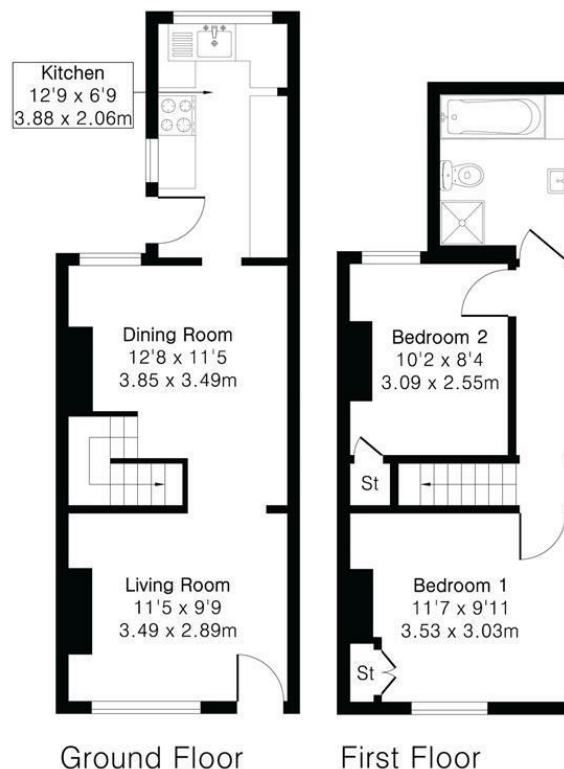


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Approximate Gross Internal Area 674 sq ft - 63 sq m

Ground Floor Area 346 sq ft - 32 sq m

First Floor Area 328 sq ft - 31 sq m



Ground Floor

First Floor

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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