



Chalmers Road, Cambridge, CB1 3SZ

**CHEFFINS**



## Chalmers Road

Cambridge,  
CB1 3SZ

A one bedroom ground floor maisonette, with front and rear gardens located in a popular city location close to a wealth of local amenities and various transport links including Cambridge station, the A14 and M11.

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**Guide Price £255,000**





## FRONT ENTRANCE DOOR

The property is approached via pathway to upvc front door. Front garden predominantly laid to lawn and enclosed by timber and wire fencing.

## ENTRANCE HALL

with vinyl flooring, LED downlight, storage cupboard.

## SITTING ROOM

vinyl flooring, upvc double glazed window overlooking front of the property, radiator, electric fireplace, LED downlight.

## KITCHEN

vinyl flooring, range of floor and wall units with integrated oven, 4 ring induction hob and extractor fan, laminate worktop, sink and drainer with mixer tap, upvc double glazed window overlooking rear of the property, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, part tiled walls, radiator, LED downlight. Access out onto garden via upvc double glazed door and access into garden and into:

## BATHROOM

with tile effect laminate flooring, three piece suite comprising of walk-in tiled shower, low level w.c., hand wash basin with mixer tap and storage unit under, upvc frosted double glazed window to the side, LED downlighter, extractor fan, heated towel rail.

## PRINCIPAL BEDROOM

vinyl flooring, built-in storage wardrobe with hanging rail, upvc double glazed window overlooking rear aspect, radiator.

## OUTSIDE

Rear garden with paved terrace area perfect for al fresco dining, brick-built storage shed. The garden is predominantly laid to lawn and enclosed by fencing and various trees and shrubs.







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	70	73
EU Directive 2002/91/EC		

Guide Price £255,000

Tenure – Leasehold

Council Tax Band – B

Local Authority – Cambridge



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.



Approximate Gross Internal Area 467 sq ft - 43 sq m  
(Excluding Outbuilding)

Ground Floor Area 467 sq ft – 43 sq m

Outbuilding Area 29 sq ft – 3 sq m

