



Howard Road, Cambridge, CB5 8QT

**CHEFFINS**

## Howard Road

Cambridge,  
CB5 8QT

An established and well proportioned ground floor maisonette, in need of full sympathetic improvement and updating, being offered to cash buyers only, benefitting from a private rear garden and located in a highly convenient location. The property is offered with no onward chain.



**Guide Price £200,000**





## STORM PORCH

covering the panelled glazed entrance door leading through into:

## ENTRANCE HALL

with large built-in storage cupboard and doors leading into respective rooms.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side and tiled splashback, space for cooker, space and plumbing for washing machine and dishwasher, tiled effect flooring, radiator, double glazed window overlooking garden.



## OPEN PLAN LIVING/DINING ROOM

with gas fireplace with tiled surround and hearth, double panelled radiator, double glazed sliding door out onto garden.

## BEDROOM 1

with extensive range of built-in

wardrobes, cabinets and chest of drawers, radiator, double glazed windows to front aspect.

## BEDROOM 2

with radiator, double glazed windows to front aspect.

## BATHROOM

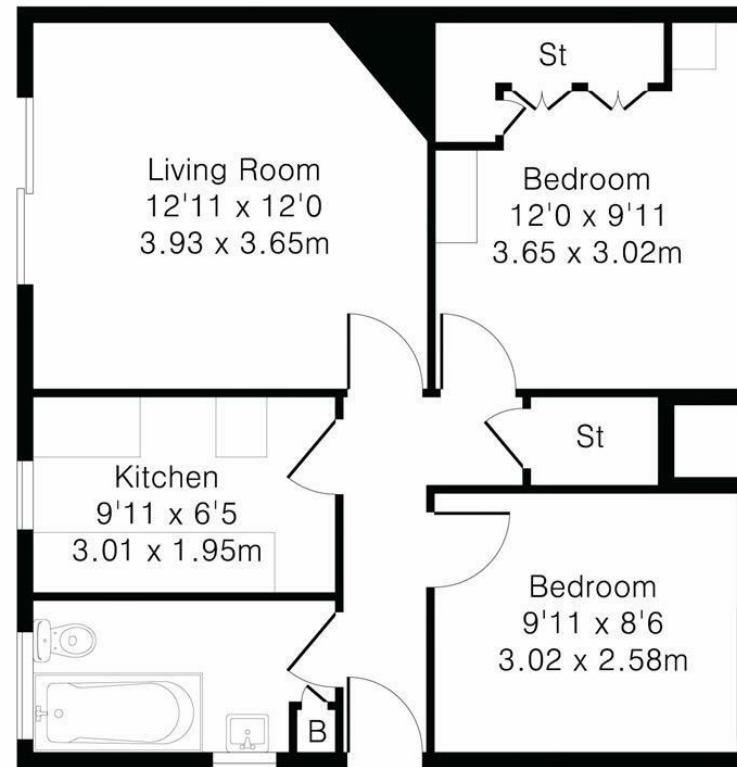
comprising of a three piece suite with combined shower and bath with shower head, separate hot and cold bath taps, tiled surround, low level w.c., with hand flush, wash hand basin with separate hot and cold taps, radiator, gas fired Combi boiler providing hot water and heating for the property, double glazed window fitted with privacy glass to both side and rear aspect.

## OUTSIDE

To the rear of the property is a private garden principally laid to lawn with a hardstanding area with a timber shed, number of mature shrubs and trees surrounding the plot.



Approximate Gross Internal Area 541 sq ft - 50 sq m



Ground Floor

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		
EU Directive 2002/91/EC		

Guide Price £200,000

Tenure - Leasehold

Council Tax Band - B

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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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.

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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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