



Chesterfield Road, Cambridge, CB4 1LN

**CHEFFINS**



## Chesterfield Road

Cambridge,  
CB4 1LN

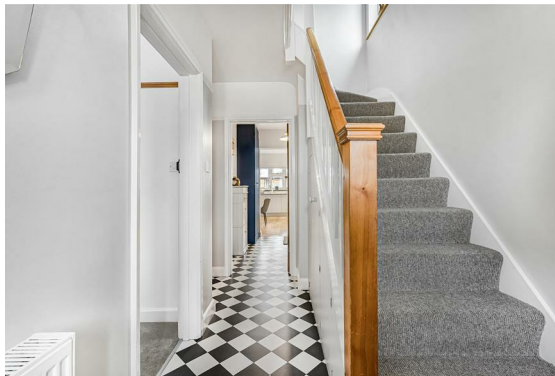
A beautifully presented and thoughtfully extended three bedroom semi-detached 1930's property offering open plan living accommodation on the ground floor and three generous bedrooms on the first floor. The property further benefits from off-road parking and a generous rear garden with a timber studio and multiple storage sheds and is located in a quiet cul-de-sac position just off Milton Road providing convenient access to schooling, local amenities and transport links including the A14 and Cambridge North Station.

3 2 2

Guide Price £650,000







## FRONT DOOR

leading into:

## ENTRANCE HALL

with tiled floor, radiator, downlighter, stairs to first floor, understairs storage cupboard, coat hanging rail, access into various rooms, including:

## SITTING ROOM

carpeted, upvc double glazed bay window overlooking the front of the property, feature cast iron fireplace with iron surround, picture hanging rails, downlighter and radiator, tiled flooring

## DOWNSTAIRS W C

with low level w.c., wash hand basin, tiled floor, upvc double glazed frosted window to the side of the property, radiator, downlighter.

## UTILITY

with tiled flooring, radiator, space and plumbing for washing machine and dryer, timber worktop, boiler, upvc double glazed window overlooking side of the property, storage cupboard.

## SNUG

with wood effect laminate flooring, downlighter, radiator, picture hanging rail, wood burner with tiled surround and hearth, timber mantelpiece, into:

## KITCHEN/BREAKFAST ROOM

Kitchen with a range of floor and wall mounted units with laminate quartz effect worktop, a range of integrated appliances which include fridge and freezer, oven and grill, 5 ring gas Lamona hob with extractor fan, stainless steel one and a half sink and drainer with mixer tap, splashback, integrated Lamona dishwasher, upvc double glazed window overlooking rear garden, LED spotlights, upvc double glazed doors leading out onto the rear garden, Velux window allowing extra light, radiator, part tiled walls.

## ON THE FIRST FLOOR

### LANDING

upvc double glazed window overlooking side of the property, carpeted, offers access into various rooms.

## PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking rear of the property, downlighter, fixed wardrobes, radiator, access into loft space, access into:

## ENSUITE SHOWER ROOM

with tile effect laminate flooring, part tiled walls, upvc double glazed frosted window overlooking side of the property, low level w.c., wash hand basin with storage cupboard beneath, walk-in tiled shower, part tiled walls and heated towel rail with spotlight and extractor fan.

## BEDROOM 2

with wood effect laminate flooring, cast iron feature fireplace, upvc double glazed window overlooking rear of the property, downlighter, picture hanging rails.

## BEDROOM 3

with wood effect laminate flooring, upvc double glazed windows overlooking the front of the property, cast iron feature fireplace, built-in wardrobe and airing cupboard with hot water tank, picture hanging rails, downlighter, radiator.

## FAMILY BATHROOM

tile effect laminate flooring, part tiled walls, three piece suite comprising of bath, low level w.c., wash hand basin

with storage drawers beneath, upvc double glazed frosted window overlooking front of the property, LED spotlights, extractor fan, radiator.

## OUTSIDE

The property is approached via gravelled driveway offering off-road parking as well as access into rear garden via a side gate. Front garden is partially enclosed with borders containing a variety of shrubs and step up to front door.

Rear garden which is enclosed by timber fencing, terrace area perfect for alfresco dining. Side passage with gate leading to front of the property. The garden is predominantly laid to lawn with borders containing a variety of trees and shrubs, gravelled area containing two large timber storage sheds as well as further block paved covered storage. STUDIO with laminate wood effect flooring, and power, for use as either a home office or summerhouse. Outside tap and outside electricity point.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - D

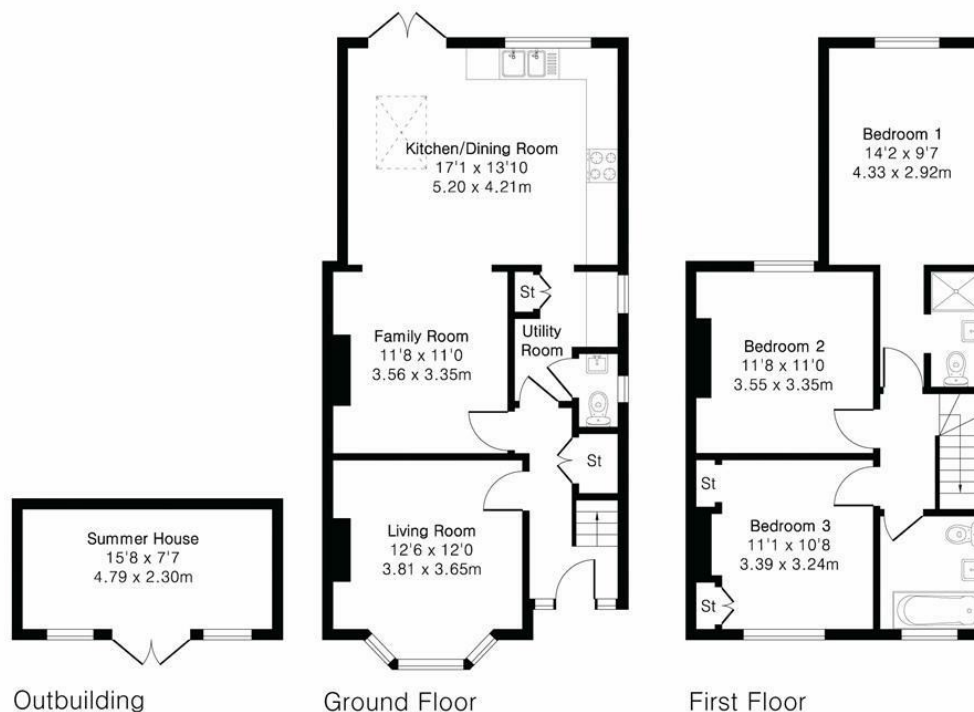
Local Authority - Cambridge

**Approximate Gross Internal Area 1187 sq ft - 111 sq m  
(Excluding Outbuilding)**

Ground Floor Area 640 sq ft - 60 sq m

First Floor Area 547 sq ft - 51 sq m

Outbuilding Area 119 sq ft - 11 sq m



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>.

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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