



Newmarket Road, Cambridge, CB5 8JG

**CHEFFINS**



## Newmarket Road

Cambridge,  
CB5 8JG

Sympathetically improved mid terrace Victorian home providing versatile and thoughtfully planned accommodation, including two first floor bedrooms. There is also an enclosed rear garden with timber constructed store and gateway to rear pedestrian access.

### LOCATION

The property occupies a prominent and most convenient position fronting onto Newmarket Road and is within easy reach of a vast range of local amenities and is also so well placed for access to the city centre, main line station and major routes.

2 1 1

**Guide Price £325,000**







## FRONT ENTRANCE DOOR

to:

## LIVING ROOM

with central cast iron fireplace, timber mantel above, recess to either side with fitted shelving, sealed unit double glazed windows to front aspect, natural wood style flooring, door to:

## INNER LOBBY

with staircase up to first floor, door through to:

## KITCHEN/DINING ROOM

with inset stainless steel sink unit with mixer taps, cupboards below, space and plumbing to side for washing machine, further base units comprising worktops with cupboards and drawers beneath, integrated oven and 4 point gas hob above, ceramic tiled walls around, recess storage area beneath staircase and a further recessed storage cupboard. Space for upright fridge/freezer, wall mounted contemporary style radiator, sealed unit double glazed windows to rear aspect and door to:

## REAR LOBBY

sealed unit double glazed door leading through to covered rear courtyard area and rear garden and door to:

## BATHROOM

with bath, wash hand basin, low level wc and window to rear aspect.

## ON THE FIRST FLOOR

## SMALL LANDING

and door to:

## BEDROOM 1

with radiator, natural wood style floorboards, sealed unit double glazed windows to front aspect and built-in airing cupboard which also houses a wall mounted boiler.

## BEDROOM 2

natural wood style floorboards, radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens.

## OUTSIDE

To the rear of the property there is an enclosed garden laid to lawn with a paved patio area immediately adjacent to the property itself and a timber constructed bin store and there is also a rear access gateway leading to a rear passageway which runs behind this and the other neighbouring properties.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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		

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Tenure – Freehold

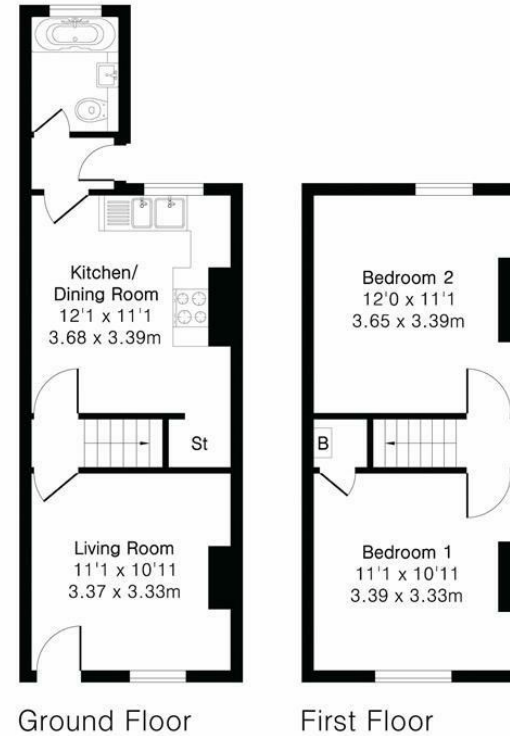
Council Tax Band – B

Local Authority – Cambridge City Council

**Approximate Gross Internal Area 626 sq ft - 58 sq m**

Ground Floor Area 338 sq ft – 31 sq m

First Floor Area 288 sq ft – 27 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>.

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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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