



Chartfield Road, Cambridge, CB1 9JY

CHEFFINS

Chartfield Road

Cambridge,
CB1 9JY

A three bedroom mid-terrace property situated in Cherry Hinton, offering easy access to local amenities. The property also offers off-road parking and well proportioned living accommodation extending to approximately 952sqft arranged over two floors.



Guide Price £400,000





FRONT ENTRANCE DOOR

leading into:

ENTRANCE HALL

carpeted, radiator, downlight, access to first floor.

KITCHEN

with tiled flooring, LED downlight, range of floor and wall mounted units, part tiled, space for washing machine, integrated oven with 4 ring electric hob and extractor fan, space for fridge and fridge/freezer, radiator, upvc double glazed window overlooking the front, cupboard housing boiler, understairs storage cupboard housing fuse box and electricity meter.



SITTING ROOM

carpeted, LED downlight, radiator, upvc window and French doors opening onto rear garden.

STUDY

with two upvc double glazed windows overlooking the rear garden, upvc and glass double glazed door with access out onto the garden.



ON THE FIRST FLOOR

LANDING

carpeted, access to loft space, storage cupboard and various rooms.

MASTER BEDROOM

with wooden floor, LED downlight, upvc double glazed window overlooking the front of the property, radiator.

BEDROOM 2

carpeted, radiator, LED downlight, upvc double glazed window overlooking the rear aspect.

BEDROOM 3

wooden floor, upvc double glazed window overlooking rear aspect, radiator, LED downlight.

BATHROOM

comprising of a three piece white suite with bath and shower connecting tap, low level w.c., wash hand basin, tiled floor, extractor fan, upvc frosted windows overlooking the front of the property, part tiled walls, storage units.

OUTSIDE

The property is approached with paved off-road parking. The front garden is predominantly laid to lawn with shrub borders, various bushes. There is also an outside storage shed to the front.

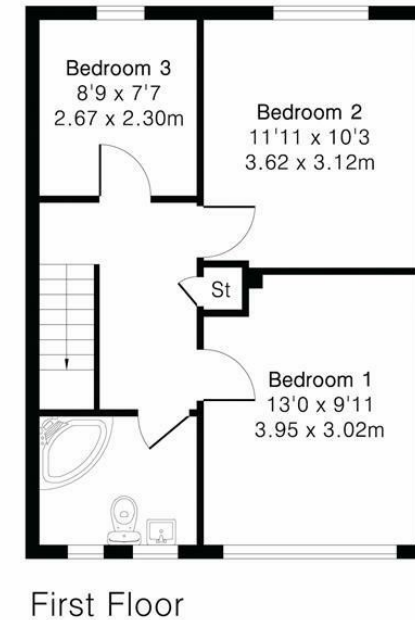
To the rear there is a terraced area which is perfect for al fresco dining. The rear garden is predominantly laid to lawn with borders with various shrubs and trees, storage shed and gate with access out to the rear of the property. The garden is enclosed with wood panel fencing.



Approximate Gross Internal Area 952 sq ft - 88 sq m

Ground Floor Area 496 sq ft – 46 sq m

First Floor Area 456 sq ft – 42 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £400,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge



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.



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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.

