



Cyprus Road, Cambridge, CB1 3QA

CHEFFINS

Cyprus Road

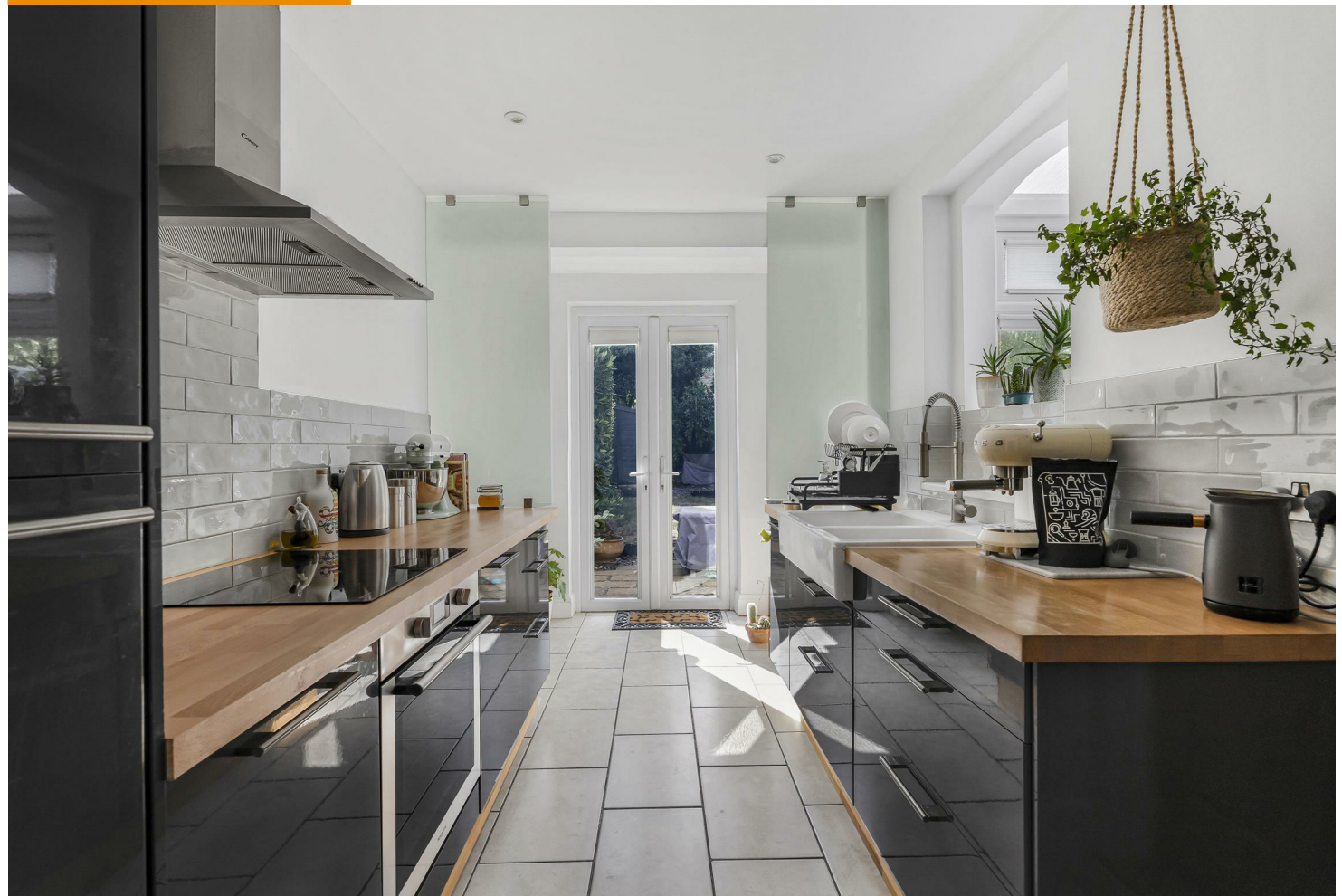
Cambridge,
CB1 3QA

- Mid-Terraced Victorian Home
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room With Utility Room Adjacent
- Attractive First Floor Bathroom
- Two Bedrooms
- Loft Room
- Low Maintenance Rear Garden
- Chain Free

A beautifully presented and characterful Victorian terraced residence, offering stylish accommodation across three floors, enhanced by a wealth of original features. The property enjoys a garden with side access and is ideally positioned just off the vibrant Mill Road, placing it within easy reach of a wide range of local amenities, Addenbrooke's Hospital, Cambridge railway station, and key commuter routes.



Guide Price £525,000





LOCATION

Cyprus Road in Cambridge is a highly desirable residential area offering an exceptional blend of benefits, accessibility, and convenience. Located off the vibrant Mill Road, residents enjoy easy access to a diverse array of shops, cafes, and restaurants. Mill Road is known for its unique boutiques, international cuisine, and lively street markets, providing a rich variety of dining and shopping options at residents' doorsteps. Public transport links are excellent, with regular bus services providing quick and convenient access to the city centre, Cambridge railway station, and other key areas. This makes commuting straightforward for work, education, or leisure. For cyclists, Cyprus Road is ideally positioned with numerous dedicated bike lanes, making it easy to navigate Cambridge's compact and bike-friendly layout.

PANELLED GLAZED ENTRANCE DOOR

with lead lined detail glazing, picture light above, leading through to:

OPEN PLAN LIVING/DINING ROOM

Living area with cast iron fireplace with ornate tiled surround and tiled hearth, engineered oak flooring, radiator, wall mounted lighting, double glazed sash window to front aspect, opening through into DINING AREA with stairs rising to first floor accommodation with understairs storage cupboards, radiator, continuation of flooring from living room, panelled door leading through into:

KITCHEN

Kitchen comprising collection of contemporary wall and base mounted storage cupboards and drawers with soft closing feature, inset dual porcelain sink with hot and cold mixer tap, drainer to side with tiled splashback, integrated 4 ring electric hob with tiled splashback, full height radiator, extractor hood above with integrated oven below, integrated and concealed fridge/freezer, inset LED downlighters, tiled flooring, opening through to breakfast area with double glazed French doors leading out onto garden.

UTILITY AREA

accessed via a sliding timber door, small step down with tiled flooring, wall mounted storage cupboard, space and plumbing for washer/dryer, LED downlighter and double glazed window out onto rear aspect.

ON THE FIRST FLOOR

LANDING

with loft access, radiator, panelled doors leading into respective rooms.

BEDROOM 1

with built-in wardrobes fitted in the recess of the chimney breast, wood effect flooring, radiator, wall mounted lighting and double glazed sash window to front aspect.

BEDROOM 2

with wood effect flooring, radiator, double glazed windows to rear aspect.

BATHROOM

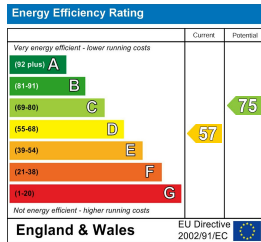
comprising of a four piece suite with standalone bath, shower cubicle with wall mounted shower head, access via glazed door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, wood panelling surround, wood effect flooring, radiator, wall mounted mirror and lighting, range of storage cupboards fitted underneath and around wash hand basin, extractor fan, cupboard housing washer/dryer with fitted timber shelving and housing gas fired wall mounted combi boiler providing hot water and heating for the property.

OUTSIDE

To the rear of the property is a private garden principally laid to lawn with a paved patio area led

directly off the kitchen with a paved side return with outside tap, small step up to the lawned area, the lawned area itself is bordered by well stocked bedding, laid to slate and shingle with timber storage shed at the very rear, area laid to slate ideal for outside furniture. Timber access gate on either boundary allowing access to the front of the terrace and this property benefits from access off.





Guide Price £525,000

Tenure - Freehold

Council Tax Band - C

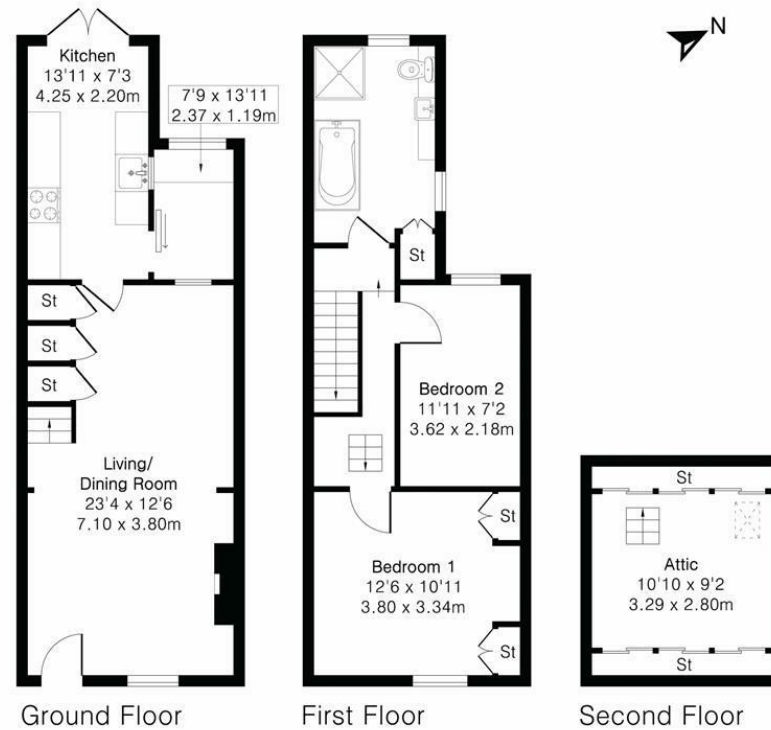
Local Authority - Cambridge City Council

Approximate Gross Internal Area 956 sq ft - 89 sq m

Ground Floor Area 431 sq ft - 40 sq m

First Floor Area 390 sq ft - 36 sq m

Second Floor Area 135 sq ft - 13 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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