



Gisborne Road, Cambridge, CB1 3RZ

**CHEFFINS**



## Gisborne Road

Cambridge,  
CB1 3RZ

A three bedroom semi-detached property offering accommodation of approximately 924sqft and arranged over two floors. The property further benefits from off-road parking and a generous rear garden, conveniently located on the south side of the city, in a quiet cul-de-sac, with ease of access to the railway station and a good range of local amenities, including Addenbrookes Biomedical Campus.

3 1 2

Guide Price £575,000







## UPVC DOUBLE GLAZED FRONT DOOR

door into:

## ENTRANCE HALL

carpeted, stairs to first floor, downlighter, electric heater, understairs storage cupboard, entrance into various rooms including:

## DINING ROOM

carpeted, upvc double glazed bay window to front, radiator, downlighter, stone feature fireplace with wooden mantelpiece and surround with electric fire, wall lights.

## SITTING ROOM

carpeted, downlighter and wall lights, radiator, upvc double glazed sliding doors leading out onto rear garden, stone and tiled fireplace with electric fire, built-in shelving unit.

## CLOAKROOM

with laminate flooring, upvc frosted window overlooking side of the property, low level w.c., wash hand basin, downlighter.

## KITCHEN

with laminate flooring, tiled walls, a range of floor and wall units, laminate worktop, stainless steel sink and drainer, mixer tap, space for oven, space and plumbing for washing machine, space for fridge/freezer, cupboard housing boiler, upvc double glazed windows overlooking rear of the property, downlighter, extractor fan, upvc double glazed door leading out onto the side of the property

## ON THE FIRST FLOOR

## LANDING

with upvc double glazed window to the side of the property, downlighter, access into large airing cupboard with radiator.

## PRINCIPAL BEDROOM

carpeted, range of built-in wardrobes and drawers, upvc double glazed bay window overlooking front of the property with fitted chest of drawers, downlighter, radiator.

## BEDROOM 2

carpeted, radiator, upvc double glazed window overlooking rear of the property, built-in storage cupboards, built-in drawers and desk, access into loft space, downlighter.

## BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking rear of the property, further built-in storage cupboards and desk, shelving unit, downlighter.

## W C

carpeted, upvc double glazed window overlooking side of the property, low level w.c., downlighter.

## BATHROOM

with laminate floor and tiled walls, upvc double glazed frosted window overlooking front of the property, walk-in tiled shower, wash hand basin with mixer tap, storage cupboard beneath, heated towel rail, extractor fan, downlighter.

## OUTSIDE

The property is approached via brick paved driveway offering off-road parking and is partly enclosed by timber fencing with borders containing various shrubs up to upvc double glazed front door. Brick paved pathway leading down the side of the property all the way to the shed then a concrete pathway continues to the bottom of the garden, leading into the rear garden which has a terrace area perfect for al fresco dining, outside tap. The majority of the garden is enclosed by timber fencing until you reach the bottom of the garden which is enclosed by timber and wire fencing to the rear and part of the side boundary.

The rear garden is predominantly laid to lawn with borders containing a variety of hedges and shrubs. There are two timber storage sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(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		
<b>England &amp; Wales</b>	66	78
EU Directive 2002/91/EC		

Guide Price £575,000

Tenure – Freehold

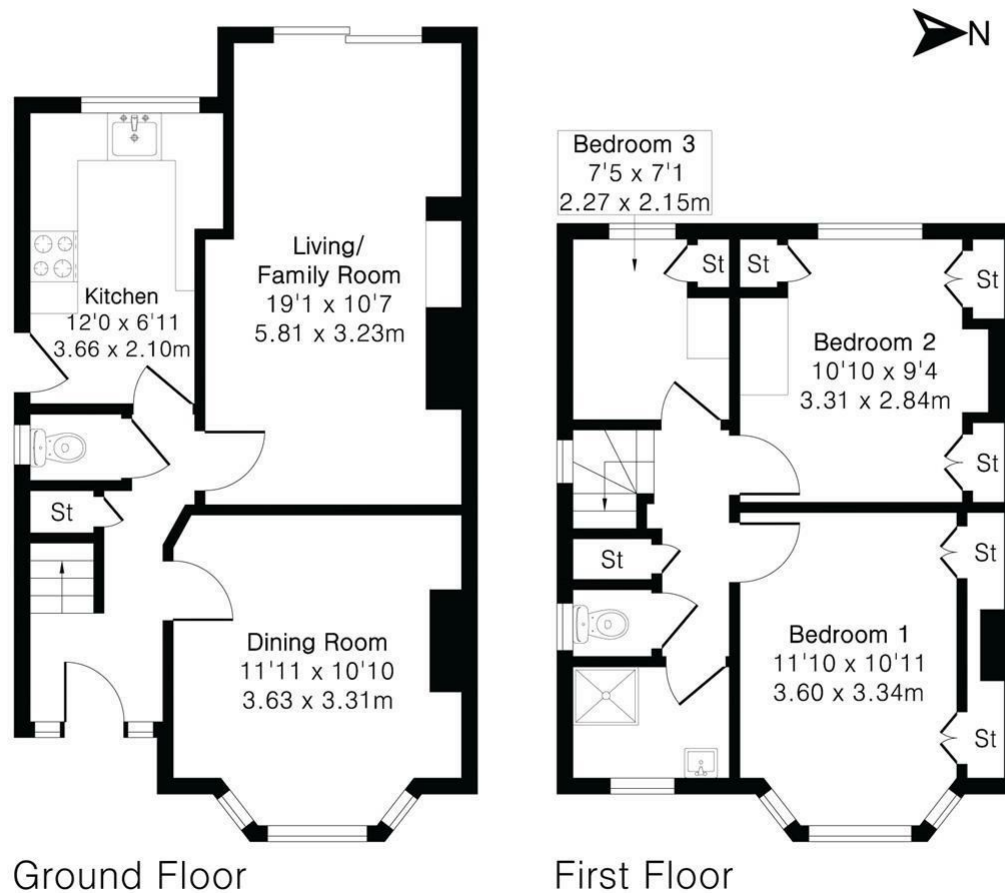
Council Tax Band – D

Local Authority – Cambridge City

**Approximate Gross Internal Area 924 sq ft - 86 sq m**

Ground Floor Area 515 sq ft – 48 sq m

First Floor Area 409 sq ft – 38 sq m



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.

