



Marlowe Road, Cambridge, CB3 9JW

**CHEFFINS**

## Marlowe Road

Cambridge,  
CB3 9JW

- Popular Newnham District
- Entrance Hall
- 2 Reception Rooms
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- 3 Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden

Well-proportioned and beautifully presented bay fronted Edwardian residence in a most attractive setting in a no through road within the ever popular Newnham village district of the city. So conveniently placed for access to a good and varied range of local amenities and within walking distance of the city centre, as well as major road and rail links.

3 1 2

**Guide Price £795,000**





## FRONT ENTRANCE DOOR

with stained leaded windows to:

## ENTRANCE HALL

with fitted matwell, radiator, exposed floorboards, staircase rising to first floor with decorative arch.

## LIVING ROOM

with feature fireplace with decorative tiled slips and cast iron fire gate, tiled hearth, wooden mantle and surround, moulded cornicing, picture rail, recess to chimney breast with fitted shelving to one side, radiator, large double glazed sash windows to front.

## DINING ROOM

with fitted shelving, exposed floorboards, radiator, sash window to rear aspect.

## KITCHEN/BREAKFAST ROOM

fitted with a range of base units with wooden work surfaces and cupboards and drawers below, inset stainless steel butler sink, integral Siemens dishwasher, integral 5 point Siemens gas hob with concealed extractor hood above, integral

Siemens double oven with drawers below, fitted breakfast table, space for upright fridge/freezer, exposed floorboards, radiator, under stairs storage cupboard, double glazed windows to rear and side, door leading to terrace and rear garden.

## CLOAKROOM/UTILITY

with exposed floorboards, wooden worktop with space and plumbing for washing machine, built in storage cupboard, wall mounted gas fired combi boiler, wall mounted wash hand basin, low level dual flush w.c, two wall mounted cabinets, double glazed window to side.

## STAIRS/LANDING

with built in cupboard with clothes rail and doors to bedrooms and bathroom.

## BEDROOM 1

with cast iron fireplace with concrete hearth and wooden mantle and surround, radiator, large sash window to front aspect.

## BEDROOM 2

with cast iron fireplace with concrete

hearth and wooden mantle and surround, radiator, large sash window to rear aspect.

## BEDROOM 3

with exposed floorboards, radiator, sash window to rear, built in wardrobe, shelved recess.

## BATHROOM

suite comprising bath with shower over, vanity unit with wash hand basin and cupboard below, low level w.c, part tiled walls, heated towel rail, exposed floorboards, double glazed windows to side aspect.

## OUTSIDE

Rear garden mainly laid to lawn with variety of mature trees, bushes and shrubs around all enclosed by fencing, concrete terrace immediately to the rear of the property, timber gate providing access from the rear.

Timber gate leading to tiled pathway and front garden.



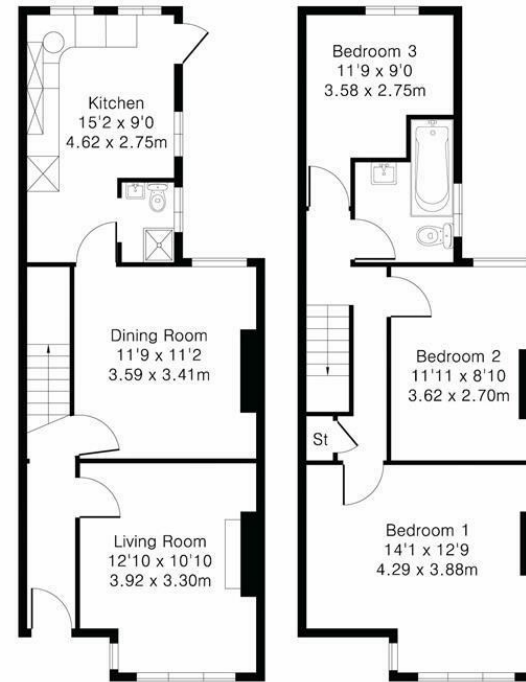




**Approximate Gross Internal Area 948 sq ft - 88 sq m**

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 474 sq ft – 44 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 £795,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City



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**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](http://cheffins.co.uk)



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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.