



Cherry Hinton Road, Cambridge, CB1 7AA

CHEFFINS

Cherry Hinton Road

Cambridge,
CB1 7AA

- Mid-Terraced Victorian Home
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Lengthy Rear Garden
- Off Street Parking To The Rear
- No Onward Chain

A sizeable Victorian terraced home, offering well proportioned accommodation across two floors and in need of sympathetic improvement and updating, benefitting from a private and lengthy rear garden with off-road parking behind, occupying a prominent position on this highly sought after southern city road, with an ease of access to Addenbrookes, city centre, Cambridge Station and other major commuter links. The property is offered with no onward chain.

3 1 2

Guide Price £750,000





LOCATION

Cherry Hinton Road in Cambridge is a highly convenient location, offering an array of amenities within close proximity. For shopping, residents have access to several supermarkets including Sainsbury's, Tesco Express, and the larger Asda Superstore nearby. The area is also home to numerous independent shops, takeaways, cafés, and restaurants such as the popular Smokeworks BBQ and The Rock pub, offering a variety of dining options. Cambridge Leisure Park, just off Cherry Hinton Road, features a multi-screen cinema, Tenpin bowling, a PureGym, and various eateries. The location benefits from excellent transport links, with frequent buses providing direct access to Cambridge city centre and Cambridge train station, which is just over a mile away, offering quick routes to London and other major cities. The road is also well connected to the Addenbrooke's Hospital and Biomedical Campus, one of Cambridge's key employment hubs, as well as the M11 and A14 for road commuters. Nearby green spaces such as Cherry Hinton Hall Park and Coleridge Recreation Ground offer recreational opportunities, including children's play areas, walking trails, and seasonal events. In addition, well-regarded schools such as Coleridge Community College and The Spinney Primary School are within easy reach, making this a sought-after location for families.

TIMBER PANELLED AND GLAZED ENTRANCE DOOR

with glazed fanlight above leading into:

ENTRANCE HALLWAY

coved ceiling, staircase rising to the first floor with natural timber handrail, newel post and spindles, dado rail, double panelled radiator, understairs storage cupboard with tiled floor and shelving.

LIVING ROOM

tall ceilings with moulded cornicing, picture rail, wall lights, marble fireplace surround and tiled hearth (fireplace presently sealed), bay sash window to the front.

DINING ROOM

with tall ceilings, picture rail, Jetmaster fireplace, fitted shelving, double panelled radiator, panelled and glazed twin French doors leading to garden with window above, wall lights.

KITCHEN/BREAKFAST ROOM

Range of fitted timber fronted units and rolltop working surfaces, single drainer sink unit with mixer tap, tiling to splashbacks, fitted period shelved cupboard, freestanding cooking Range, double panelled radiator, and a pair of sash windows to the rear.

UTILITY ROOM

rolltop working surface, plumbing and space for

automatic washing machine, wall mounted Vaillant gas fired boiler, panelled and glazed door leading out to rear garden, windows to the side and rear.

CLOAKROOM

fitted with white two piece suite comprising low level w.c. and wash hand basin with tiling to splashbacks, radiator, frosted window to the rear.

ON THE FIRST FLOOR

SPACIOUS LANDING

access to loft space.

BEDROOM 1

cast iron fireplace, coving, fitted wardrobe cupboards, tall ceilings, double panelled radiator, sash window to the front.

BEDROOM 2

tall coved ceiling, double panelled radiator, sash window to the rear.

BEDROOM 3

cast iron fireplace, double panelled radiator, sash window to the rear.

BATHROOM

fitted with white three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with mixer shower tap, cupboard with slatted shelving, radiator, ceiling with inset downlighters, frosted sash window to the side.

BEDROOM 4

with radiator, sash window to the front.

OUTSIDE

Front garden dwarf brick wall and hedgerow, wrought iron gate, pathway to front door and gravelled beds.

Rear garden of good size with paving, lawned area, mature trees, timber storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £750,000

Tenure - Freehold

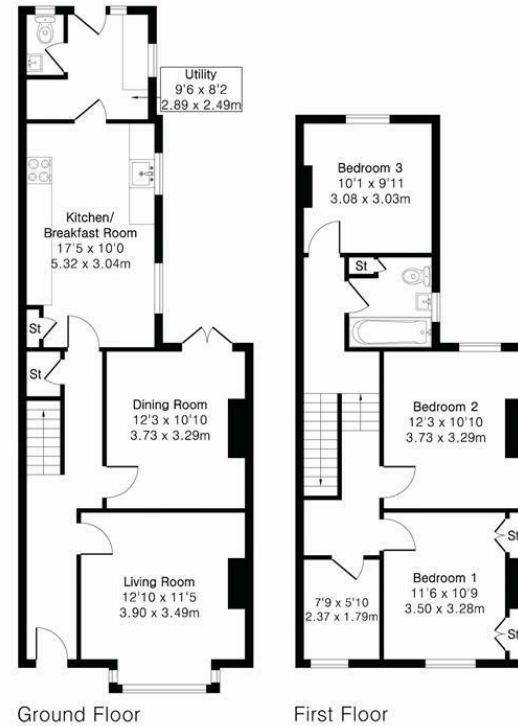
Council Tax Band - E

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1267 sq ft - 117 sq m

Ground Floor Area 681 sq ft - 63 sq m

First Floor Area 586 sq ft - 54 sq m



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 practice. 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.



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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.

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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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