



Elfleda Road, Cambridge, CB5 8LZ

CHEFFINS

Elfleda Road

Cambridge,
CB5 8LZ

A well proportioned and much improved first-floor maisonette, providing versatile and cleverly designed accommodation, together with a delightful landscape garden, off-street parking space for two vehicles and a garage.

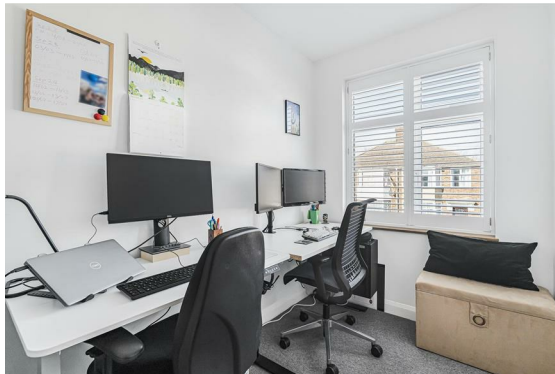
LOCATION

The property is located in an established residential area, so conveniently placed for access to a vast range of local amenities, which is located about 2 miles east of the city centre is also well placed for access to major routes.



Guide Price £325,000





FIRST FLOOR MAISONETTE

ENTRANCE DOOR

to:

LIVING ROOM

with windows to rear and side aspects, loft access via hatch (please note the loft is boarded), opening to:

INNER HALLWAY

with door to Kitchen and Bathroom.

KITCHEN

with window to rear aspect, contemporary fitted kitchen with range of high gloss white handleless eye and base level units, inset stainless sink with chrome mixer tap over, inset 4 ring electric hob with extractor over, integrated oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, part tiled walls and wood effect flooring.

BEDROOM 1

with bay window to front aspect with bench seating area and shutters.

BEDROOM 2

with window to front aspect with fitted shutters.

BATHROOM

with window to side aspect, contemporary suite comprising low level

w.c., with hidden system and Ecoflush button, vanity unit with inset basin, chrome mixer tap over, panelled with drencher head shower over, tiled walls, wood effect flooring and heated towel rail.

OUTSIDE

Direct access from Elfleda Road to block paved parking area for two cars leading to a shared block paved pathway to the stairs leading to the entrance door and gate leading to the garden.

The fully enclosed rear garden has been tastefully landscaped to feature a large patio area with a raised bed with feature shrubs. Please note the garden is an open space to the neighbouring property of which the neighbour has a right of access. Gated access to the rear leads to a further private paved area and door to GARAGE with light, power and Ethernet.

AGENT'S NOTE

There is a parcel of land to the rear of the garage, which can be used as an additional parking space.

Lease Length: 200 years

Years Left: 193 years

Service Charge & Ground Rent: £0.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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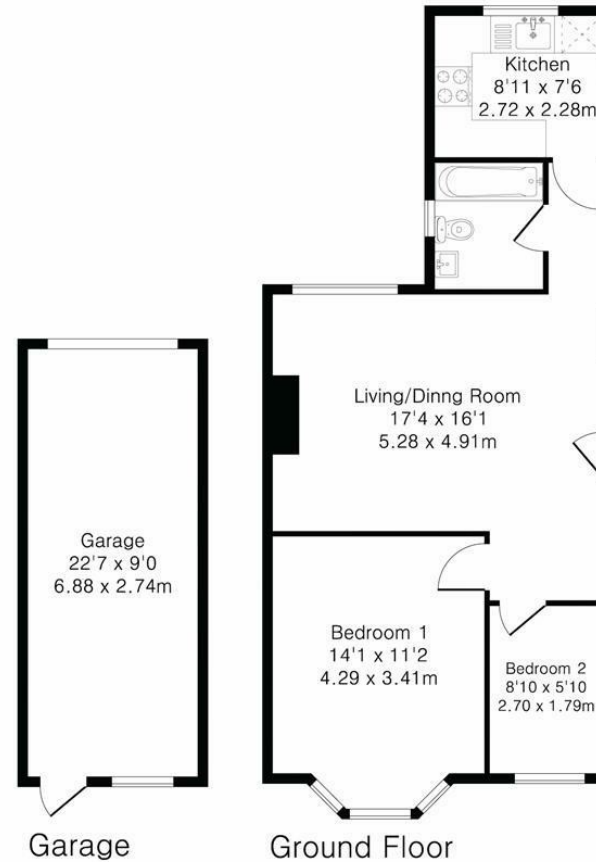
Tenure – Leasehold – Share of Freehold

Council Tax Band – B

Local Authority – Cambridge

Approximate Gross Internal Area 581 sq ft - 54 sq m

Garage Area 203 sq ft – 19 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 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.



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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

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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