



Porson Court, Cambridge, CB2 8ER

CHEFFINS

Porson Court

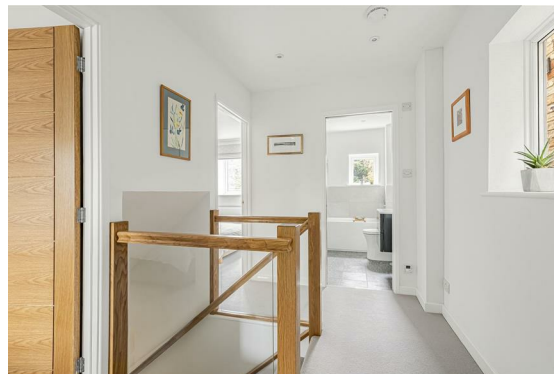
Cambridge,
CB2 8ER

A most beautifully presented and well-proportioned semi-detached residence with useful communal facilities, as well as garaging and private, enclosed, well-stocked gardens. This property occupies a most desirable location, just off Porson Road, which, in turn, is off Trumpington Road.



Guide Price £695,000





LOCATION

Porson Court is a prime residential location situated in the sought-after south side of the city, it is just a short walk from the historic city centre, the River Cam, and University of Cambridge colleges. The property benefits from nearby shops, cafes, and scenic green spaces such as Lammas Land and Coe Fen. The area is well-connected by public transport and cycling routes, with easy access to major roads, Addenbrookes Campus and Cambridge railway station, as well as the soon to open Cambridge South station.

ENTRANCE PORCH

with outside light, storage/utility cupboard with plumbing and space for automatic washing machine, storage shelf and power point.

PANELLED ENTRANCE DOOR

with glazed pane leading into:

ENTRANCE HALL

with staircase rising to the first floor with natural timber handrail and newel post and glazed panels, architectural radiator, ceiling with inset downlighters, coats cupboard with shelving and space for tumble dryer.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., corner wash hand basin with mixer tap, stone splashbacks, storage cupboard below, ceiling with inset downlighter, extractor fan, double glazed and frosted window to the front.

LIVING ROOM

with provision for wall mounted television, gas flame effect contemporary style fire, wall lights, architectural radiator, double glazed picture window enjoying views of the garden with window seat, further double glazed window and twin double glazed doors leading out to the garden with electronically operated blinds.

KITCHEN/DINING ROOM

Kitchen has been recently refurbished with a generous range of handleless storage cupboards and drawers to base and eye

level with stone working surfaces with matching upstands and undermount one and a half bowl sink unit with grooved drainer and mixer tap, fitted appliances including AEG electric fan oven and AEG microwave oven, fitted and concealed AEG fridge/freezer, AEG 4 ring induction hob with glazed splashbacks and extractor hood above, fitted and concealed Limona dishwasher, ceiling with a range of inset downlighters, understairs storage drawers, heated towel rail/radiator, double glazed window to the front.

ON THE FIRST FLOOR

LANDING

with access to loft space via extending ladder and is part boarded, double glazed window to the side, ceiling with inset downlighters.

BEDROOM 1

with fitted double wardrobe, radiator, double glazed window to the rear.

BEDROOM 2

fitted double wardrobe, radiator, double glazed window to the front.

BEDROOM 3

with radiator, double glazed window to the rear.

BATHROOM

refitted with four piece suite, panelled bath with mixer/shower tap with handheld rose, walk-in tiled shower cubicle with curved glazed door, wall mounted shower controls,

wash hand basin with mixer tap and storage drawers below, low level dual flush w.c., part tiling to walls, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, underfloor heating, double glazed window to the front.

OUTSIDE

A particular feature is the enclosed rear garden with pedestrian access. The garden has been thoughtfully landscaped with paved pathways, flowering and shrub beds, pergola, seating area, dining area and has a provision of well stocked flowering and shrub beds.

SINGLE GARAGE in nearby block, communal residents' parking area with one allocated parking space and a communal orangery.

TENURE

The property owns a share of the freehold company and the freehold company grants the owners a long lease of 999 years (994 years currently remaining) with annual charges of £718.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Guide Price £695,000

Tenure – Leasehold – Share of Freehold

Council Tax Band – E

Local Authority – Cambridge City Council

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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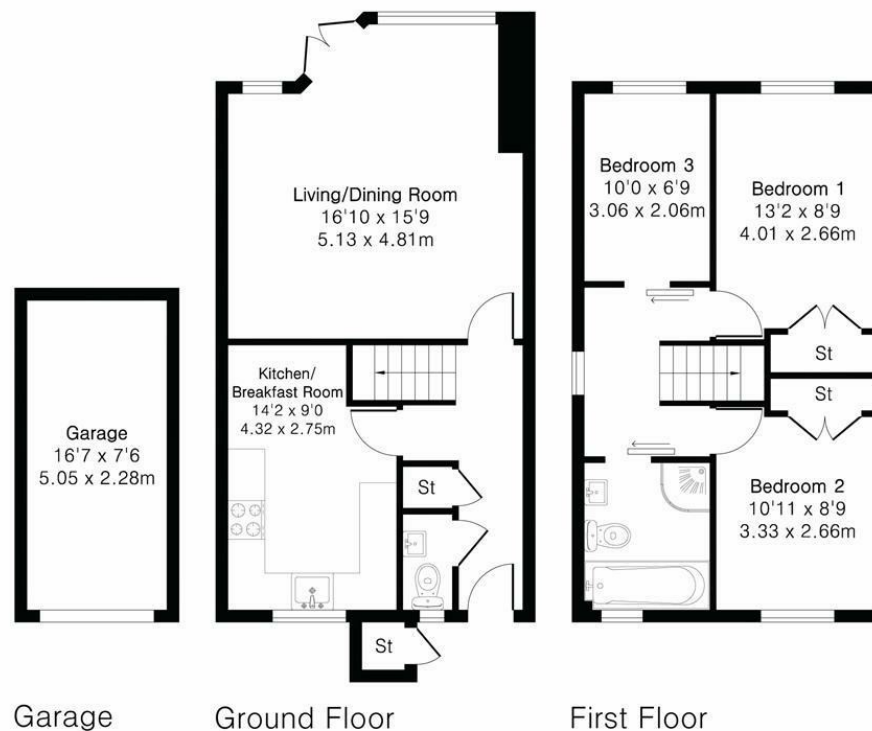
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

**Approximate Gross Internal Area 917 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 436 sq ft – 41 sq m

Garage Area 124 sq ft – 12 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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