



Rathmore Road, Cambridge, CB1 7AD

CHEFFINS

Rathmore Road

Cambridge,
CB1 7AD

An attractive bay-fronted Edwardian residence, rich in charm and character, offering generously proportioned accommodation throughout. The property features open-plan reception rooms and a spacious kitchen/dining room, with doors opening onto a south-facing rear garden, beyond which lies a garage/workshop. Occupying a highly desirable South City location, the property is conveniently placed for a good choice of schooling and a varied range of local amenities.

3 1 1

Guide Price £900,000





LOCATION

Rathmore Road is ideally situated in a popular residential area of Cambridge, offering convenient access to a wide range of local amenities, including independent shops, cafés, restaurants and supermarkets along nearby Cherry Hinton Road and Hills Road. Cambridge city centre, with its wealth of shopping, cultural and leisure facilities, is readily accessible by bicycle, bus or on foot. Cambridge railway station is within easy reach, providing regular services to London and other major destinations, while nearby bus stops offer excellent local connections. The area also benefits from access to well-regarded schools, local green spaces and the major employment centres at Addenbrooke's Hospital and the Cambridge Biomedical Campus, making it an appealing location for professionals and families alike.

ENTRANCE PORCH WITH PANELLED GLASS AND WOODEN DOOR

into:

ENTRANCE HALLWAY

with dado rail, picture rail, cornicing, understairs storage cupboard, double panelled radiator, stairs rising to first floor.

CLOAKROOM

with low level w.c., wash hand basin.

LARGE OPEN PLAN LIVING/DINING ROOM

with bay fronted sash windows, cornicing, picture rail, feature fireplace with cast iron surround and tiled hearth, fitted shelving and cupboards to chimney breast recesses, wooden flooring, pair of double panelled radiators, French doors leading to back garden.

KITCHEN

Good range of fitted cupboards and drawers, work surfaces with matching upstands, undermount sink with grooved drainer. Space for dishwasher and washing machine, fitted appliances include Bosch convection Pyrolytic oven and combination microwave oven, Bosch 4 ring induction hob with extractor fan, space for American style fridge/freezer. Dining Area with space for large dining table and architectural radiator, double glazed bi-fold doors leading out onto garden.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

with cornicing, dado rail, picture rail, access to loft space, storage cupboard.

BEDROOM 1

A pair of sash windows to the front, fitted wardrobes, recessed feature wall with fitted desk, a pair of double panelled radiators.

BEDROOM 2

exposed wooden floorboards, picture rail, fitted wardrobe, shelving and cupboard to chimney breast recess, double panelled radiator.

BEDROOM 3

with sash window to the rear, double panelled radiator.

FAMILY BATHROOM

with white three piece suite comprising sink with fitted cupboard, low level w.c., with dual flush, bath with hand held shower rose and glazed shower screen, frosted windows to the side, heated towel rail/radiator, extractor fan.

OUTSIDE

Front garden with low level wall, tiled pathway to front door and flowering beds.

Rear garden with side return with flowering beds, garden laid to patio with raised flowering borders with a selection of specimen plants leading to rear of the garden which houses a SINGLE GARAGE accessed via a private road to the rear of the property, brick built storage shed.



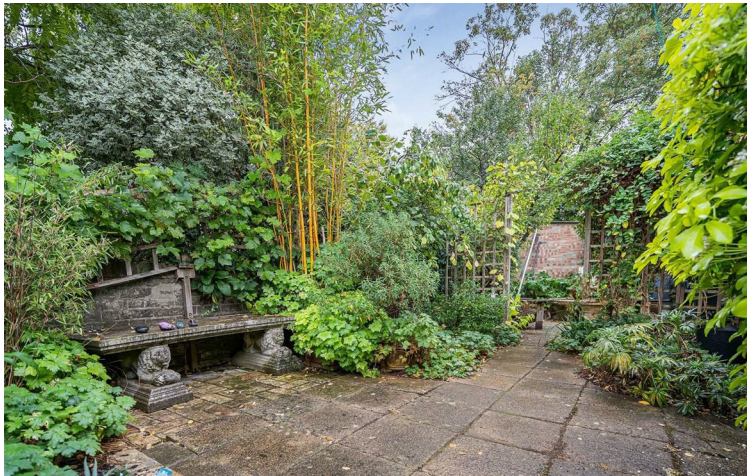
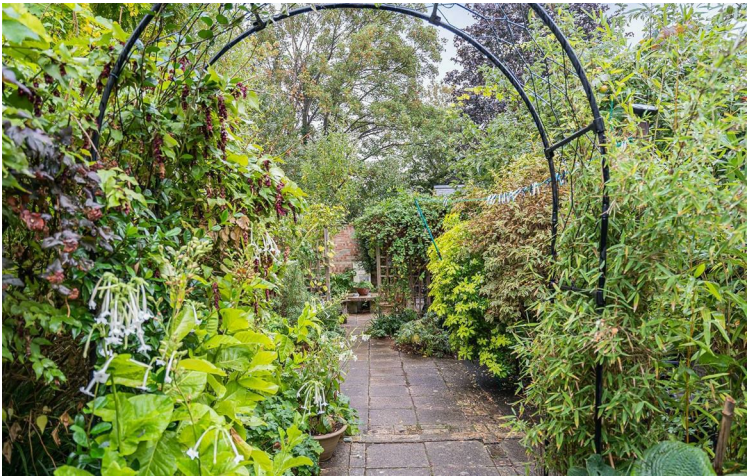
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

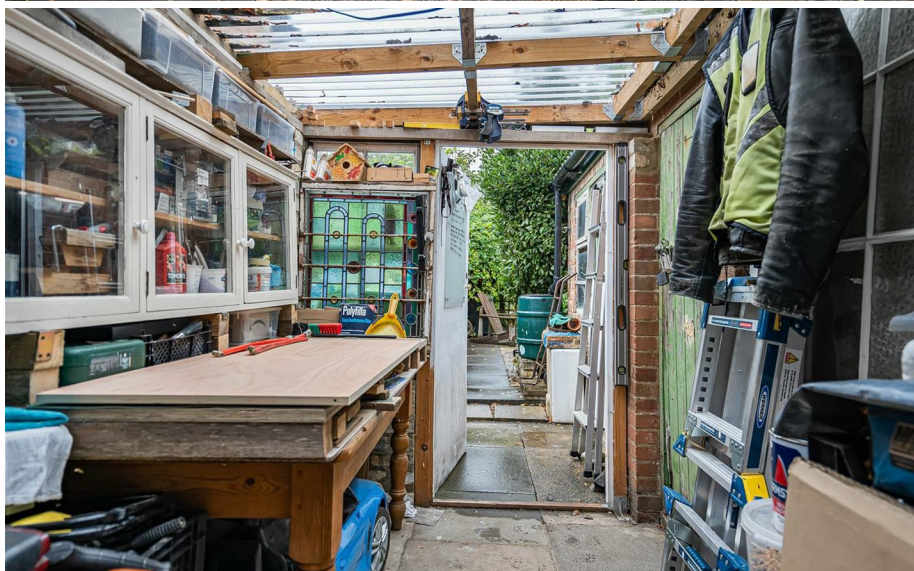
Guide Price £900,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



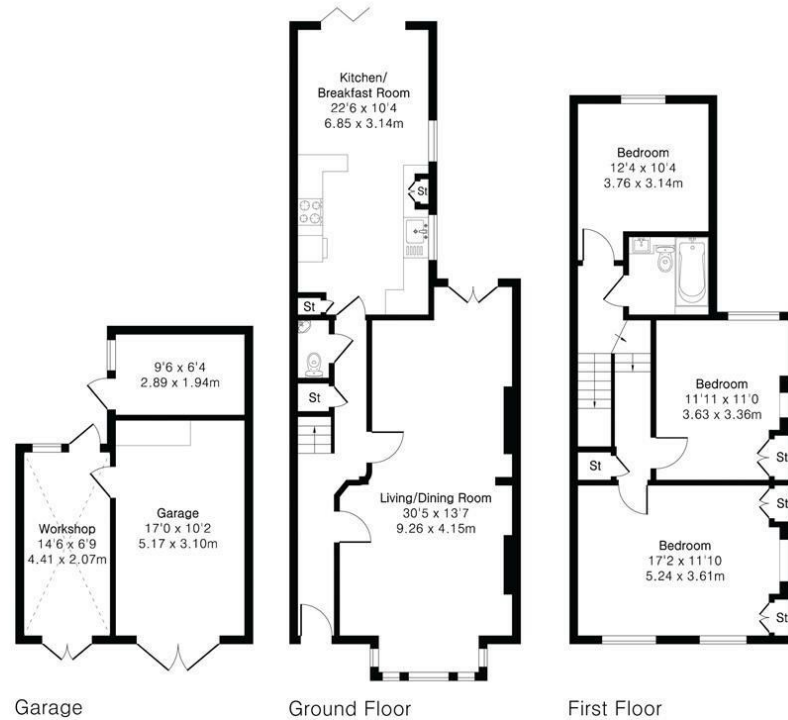


**Approximate Gross Internal Area 1292 sq ft - 120 sq m
(Excluding Garage)**

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 596 sq ft – 55 sq m

Garage Area 346 sq ft – 32 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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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.



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