



Enniskillen Road, Cambridge, CB4 1SQ

**CHEFFINS**



## Enniskillen Road

Cambridge,  
CB4 1SQ

A three bedroom semi detached property situated in a popular residential location, offering easy access to the surrounding amenities and potential for extension (STPP). The accommodation extends to 793 sq. ft. arranged over two floors with the added benefit of driveway parking and a garage.



**Guide Price £450,000**





## ENTRANCE DOOR

With entrance door, wood effect flooring, stairs to the first floor.

## LIVING/DINING ROOM

With window to the front aspect, under stairs cupboard, wood effect flooring, sliding patio door to the garden.

## KITCHEN

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and drainer, space for appliances including oven with extractor hood over, dishwasher, washing machine and a small fridge freezer, door to the garden.

## FIRST FLOOR

## LANDING

With window to the side aspect, loft access via hatch, storage cupboard, doors to:

## BEDROOM 1

With window to the rear aspect, integral double wardrobe.

## BEDROOM 2

With window to the front aspect.

## BEDROOM 3

With window to the front aspect.

## FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin and panelled baths, tiled walls.

## OUTSIDE

The front garden is mostly a decorative stone area with two small shrubs and a pathway leading to the entrance door.

The fully enclosed part walled rear garden has been landscaped to feature a patio area, decorative stone area, a selection of shrubs, a storage shed and gates side access. Furthermore, a shrub border leads to the rear of the garden towards where the driveway and garage is situated.



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 £450,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

**Approximate Gross Internal Area 793 sq ft - 73 sq m**

Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 392 sq ft – 36 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.



**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)

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.

