



Burnham Close, Cambridge, CB1 9XN

CHEFFINS

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Cambridge,
CB1 9XN

A three bedroom terraced property located in a quiet location close to the amenities that Cherry Hinton has to offer as well as Addenbrookes' hospital and the biomedical campus. The accommodation is arranged over two floors and extends to approximately 756sqft and further benefits from a generous rear garden and garage. This property is being offered with no onward chain.

3 1 2

Guide Price £395,000





UPVC DOUBLE GLAZED FRONT DOOR

leading to:

ENTRANCE HALL

with downlighter, upvc frosted window overlooking front, carpeted and cupboard housing gas and electricity meter, further frosted upvc double glazed window overlooking the side of the property.

SITTING ROOM

carpeted, downlighters, upvc double glazed window overlooking the front of the property, stairs leading to first floor, fireplace with electric fireplace, wooden mantelpiece and surround, tiled hearth, door leading into:

KITCHEN/DINER

Kitchen with downlighter, a range of floor and wall mounted units and laminate wood worktops, space for cooker, stainless steel sink and drainer, space and plumbing for washing machine, upvc double glazed window overlooking rear garden, upvc double glazed door leading out into rear garden, Dining Area carpeted with downlighter, radiator, understairs storage cupboard, upvc double glazed window overlooking rear of the property.

ON THE FIRST FLOOR

LANDING

carpeted with access to loft space and various rooms.

BEDROOM 1

carpeted, upvc double glazed window overlooking front of the property, downlighter, built-in wardrobe with shelves and hanging rails, further overhead storage, further cupboard housing boiler.

BEDROOM 2

carpeted, downlighter, radiator, upvc double glazed window overlooking rear of the property.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, downlighter, storage cupboard with shelving.

BATHROOM

Karndean style flooring, three piece white suite comprising bath with shower over, wash hand basin and low level w.c., part tiled walls, downlighter, upvc double glazed frosted window overlooking rear of the property, further electric heater and radiator.

OUTSIDE

The property is approached via pathway leading to UPVC double glazed front door, front garden predominantly laid to lawn and partly enclosed with hedging down the right hand side and to the front borders containing various other shrubs.

Rear garden with terrace area perfect for al fresco dining. The garden is predominantly laid to lawn on either side of a path which leads down the middle, enclosed by post and rail fencing to one side and hedging to the other. The path leads along to a gate at the rear of the property which allows both access to the rear and access to the GARAGE with concrete floor, up and over door, power and window into rear garden.





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	69	80
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge

Approximate Gross Internal Area 756 sq ft - 71 sq m (Excluding Garage)

Ground Floor Area 393 sq ft – 37 sq m

First Floor Area 363 sq ft – 34 sq m

Garage Area 145 sq ft – 13 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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